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MISSION HILL IPOD

THE WORKBOOK

MISSION HILL IPOD
WORKBOOK
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MISSION HILL IPOD

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GOALS OF THE MISSION HILL INTERIM PLANNING OVERLAY DISTRICT

- To manage the future growth of Mission Hill
- To protect the residential character of the existing Mission Hill community
- To encourage the most appropriate use of land
- To promote affordable residential development
- To manage institutional growth
- To promote land uses which provide job opportunities to local residents
- To preserve and create open space resources
- To promote the continued improvement of Brigham Circle
- To protect historically and architecturally significant structures
- To promote the community's major roadways as boulevards and gateways to Mission Hill

NEIGHBORHOOD DISTRICT ZONING ARTICLES SUMMARY

The following is an outline of the zoning district types and their major provisions that are used to establish the new Neighborhood District Zoning Articles. Each neighborhood is planned both as a unique district within the City with varying needs and distinct character, and also as part of the City as a whole within the context of City-wide planning policies. The Neighborhood District Zoning Articles for each area articulates the Plan for the neighborhood through the legal framework of zoning.

I. OVERALL GOALS OF NEIGHBORHOOD DISTRICT ZONING

- A. To promote a balance of land uses which provide opportunities for housing, jobs, services and open space and recreation for each of the City's neighborhoods.
- B. To promote a viable neighborhood economy, and provide for new economies which expand job opportunities for the City's residents.
- C. To protect and enhance existing residential neighborhoods.
- D. To provide for affordable and market rate housing for individuals and families.
- E. To enhance the urban design character of our neighborhoods.
- F. To preserve, enhance and create quality open space.
- G. To protect the natural environment and improve the quality of life.

II. RECOGNITION OF THE NEIGHBORHOOD PLAN

A Neighborhood Plan is developed for each neighborhood. When adopted by the Boston Redevelopment Authority the plan for each neighborhood will be part of the general plan for the City as a whole. The Neighborhood District Zoning Article is an integral part of, and one of the means of implementing the Neighborhood Plan.

III. COMMUNITY PARTICIPATION

The zoning in each neighborhood is developed with the extensive participation of the Planning and Zoning Advisory Committee or Neighborhood Council, in addition, civic associations, business groups, and residents have had input into the planning and zoning process. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue the role, the Planning and Zoning Advisory Committee or its successor organization, if any, or the Neighborhood Councils, and the civic

associations, and business and trade groups shall continue to play an ongoing role in advising the City on land use planning for their respective neighborhoods.

IV. PROVISIONS OF NEIGHBORHOOD DISTRICT ZONING BY USES

A. Residential Subdistricts

In recognition of the predominant existing residential character of the City's neighborhoods and the potential for residential expansion, six types of residential subdistricts have been developed.

The purposes of the Residential Subdistricts are:

- o to maintain, enhance and promote the character of residential neighborhoods in terms of density, housing type, and design;
- o to provide for low density and medium density multifamily housing appropriate to the existing built environment; and
- o to encourage appropriate development of housing designed to enhance the neighborhood while preventing over development.

Height limits are generally 35 feet and have been established to protect residential areas from inappropriate development and to encourage neighborhood conservation.

Lot size and floor area requirements for residential subdistricts vary from one neighborhood to another. Appropriate lot sizes were derived from an analysis of the existing fabric and desirable density of each residential subdistrict.

Uses allowed and dimensional regulations within the Residential Subdistricts are listed in the Neighborhood District Zoning Article text.

Six residential zoning subdistricts are proposed for the Neighborhood Districts. These include the following: One-Family Subdistrict, Two-Family Subdistrict, Three-Family Subdistrict, Row House, Multifamily Residential Subdistrict, and Multifamily Residential/Local Service Subdistrict.

1. One-Family Residential Subdistricts (1F)

Purpose:

- o to preserve, maintain, and promote low density one-family neighborhoods

- o to provide for new infill construction appropriate to the existing fabric

The maximum number of dwelling units allowed in a single structure shall be one.

2. Two-Family Residential Subdistricts (2F)

Purpose:

- o to preserve, maintain, and promote homogeneous two-family neighborhoods
- o to preserve existing structures
- o to provide for new infill construction appropriate to the existing fabric
- o to allow minor changes to occur as-of-right

The maximum number of dwelling units allowed in a single structure shall be two.

3. Three-Family Residential Subdistricts (3F)

Two types of Three-Family Residential Subdistricts are proposed - the Three-Family General Residential Subdistrict (3F-G) and the Three-Family Triple Decker Residential Subdistrict (3F-D).

Three-Family General Residential Subdistricts (3F-G)

Purpose:

- o to preserve low density three-family areas with a variety of housing types appropriate to the existing fabric including one, two, and three family dwellings.

The maximum number of dwelling units allowed in a detached structure is three, and the maximum allowed number of buildings and dwelling units attached in a row is three.

Three-Family Triple Decker Residential Subdistricts (3F-D)

Purpose:

- o to preserve and encourage the character of triple decker residential areas with new construction compatible with the unique design of these dwellings.

The maximum number of dwelling units allowed in a single structure is three.

4. Row House Residential Subdistricts (RH)

Purpose:

- o to preserve, maintain and promote the existing fabric of homogeneous row house neighborhoods by allowing row houses as the sole housing type.

5. Multifamily Residential Subdistricts (MFR)

Purpose:

- o to encourage multifamily residential areas with a variety of allowed housing types including one, two and three family dwellings, row houses, town houses and multifamily dwellings.

6. Multifamily Residential Subdistricts/Local Service Subdistricts (MFR/LS)

Purpose:

- o to encourage medium density residential areas with a variety of allowed housing types including one, two, and three family dwellings, row houses, town houses and multifamily dwellings and limited ground floor retail uses are allowed.

B. Neighborhood Business Subdistricts

The purpose of the Neighborhood Business Subdistricts is:

- o to encourage the development of neighborhood businesses in those areas which provide essential goods and services as well as jobs and entrepreneurial opportunities for the community.

There are three types of Neighborhood Business Subdistricts. Local Convenience Subdistricts allow for the least intensive commercial uses. Generally they are located in one or two blocks or have over three stores grouped around a corner. They provide convenience retail and services for the immediate neighborhood with commercial uses on the ground floor and residential uses above. They rely primarily on pedestrian access.

Neighborhood Shopping Subdistricts are generally linear shopping streets with a mixture of commercial and residential uses. They provide convenience goods and services to the neighborhood and are accessible by pedestrians and limited auto.

Community Commercial Subdistricts are primarily commercial areas with any residences limited to the upper floors. They provide a diversified commercial environment serving larger markets and are generally located along transit arterials.

Uses allowed and dimensional regulations within the Neighborhood Business Subdistricts are listed in tables in the text.

Specific sign regulations applicable in Neighborhood Business Subdistricts include regulations for permanent signs, signs at right angles and free standing signs.

Design review requirements are also applicable in Neighborhood Business Subdistricts. Specific design requirements include regulations for street wall continuity, display window area regulations and display window area usage.

C. Local Industrial Subdistricts

The purposes of the Local Industrial Subdistricts are:

- o to encourage the preservation of the existing manufacturing and industrial base in a manner which is sensitive to the needs of the surrounding neighborhoods; and
- o to encourage the development of new job opportunities within the Neighborhood District.

Uses allowed and dimensional regulations for the Local Industrial Subdistricts are listed in tables in the text.

Appropriate screening, buffering and performance standards are required to protect adjacent residential areas and the health of all residents and workers.

Performance Standards are established and include controls on the effects of emissions, electrical disturbances, surface or groundwater, noise, air pollution, vibration, dust, odor or change in temperature.

D. Industrial Development Areas

Industrial Development Areas (IDAs) are designed:

- o to encourage the expansion of the existing manufacturing and industrial base in a manner which is sensitive to the needs of the surrounding neighborhoods, and to expand and provide new job opportunities within the neighborhoods.

Uses allowed and dimensional regulations are set forth in tables in the text.

Appropriate screening, buffering and performance standards are required to protect the health of all neighborhood residents and workers.

E. Economic Development Areas

Economic Development Areas (EDAs) are subdistricts established to:

- o encourage economic growth, and commercial and industrial activity in a manner which is sensitive to the needs and interests of the community;
- o provide for economic development that is of a quality and scale appropriate to the surrounding neighborhood;
- o encourage the diversification and expansion of Boston's and each neighborhood's economy through scientific research and development uses, to create and retain job opportunities, and to create affordable housing; and
- o provide additional economic benefits to the surrounding neighborhood.

Uses allowed and dimensional regulations within the EDAs are listed in tables in the text.

F. Conservation Protection Subdistricts (CPS)

The purpose of the Conservation Protection Subdistricts (CPS) are:

- o to ensure that development in areas of natural beauty and significance occurs in a manner which will protect and conserve the natural and vegetative features of such areas;
- o to promote the most desirable use of land and direction of development in such areas in accordance with a well considered plan; and
- o to protect and enhance the natural scenic resources of their neighborhoods.

The CPS is a district that establishes site plan review requirements to ensure that development is situated on the site so as to preserve and protect the natural and vegetative features that are of significance to the community and city. Uses allowed within the CPS are listed in tables in the text.

G. Open Space Subdistricts

Open space resources within the neighborhoods are greatly valued by their residents. In recognition of that fact Open Space (OS) subdistricts have been established on publicly owned land for these resources.

Among the purposes of the Open Space districts and subdistricts are:

- o to encourage the preservation of open space for community gardens, parkland, recreation, shoreland, Urban Wilds, waterfront access area, cemetery, and urban plaza purposes;
- o to enhance the quality of life of the city's residents by permanently protecting its open space resources;
- o to distinguish different open space areas in order to provide for uses appropriate to each open space site on the basis of topography, water, flood plain, scenic value, forest cover, urban edge, or unusual geologic features;
- o to prevent the loss of open space to commercial development;
- o to enhance the appearance of neighborhoods through preservation of natural green space; and

- o to ensure the provision of adequate natural light and air quality by protecting the supply of vegetation and open space throughout Boston.

These open space zoning subdistricts include: Air-Right Open Space Subdistrict; Cemetery Open Space Subdistrict; Community Garden Open Space Subdistrict; Recreation Open Space Subdistrict; Parkland Open Space Subdistrict; Shoreland Open Space; Urban Plaza Open Space Subdistrict; and Urban Wilds Open Space Subdistrict.

H. Community Facilities Subdistricts

Community Facilities (CF) Subdistricts are established:

- o to encourage the development and expansion of important community-based facilities in the neighborhoods which provide health, educational and cultural services to the community and are an important part of the institutional fabric of their respective communities.

Uses allowed and dimensional regulations within the CF Subdistricts are listed in tables in the text.

I. Regulations Applicable to Institutions

The purposes of the Institutional Subdistricts are:

- o to provide zoning regulations which are appropriate for and define the campuses of major institutions, and which recognize the position of the institution within in the community.
- o to provide use and density controls which permit the institution to function flexibly within its campus but also which protect the surrounding community from inappropriate expansion.

Uses allowed and dimensional regulations within the Institutional Subdistricts are listed in tables in the text.

In the neighborhoods where there is a requirement for an Institution to prepare an Institutional Master Plan (IMP), each IMP shall project development plans at least five (5) years into the future commencing from the date of submission of the IMP and shall include all future Proposed Projects. Elements of an IMP may include, but are not limited to the following:

- o Mission and Objectives
- o Existing Property and Uses
- o Needs of the Institution

- o Proposed Future Projects
- o Pedestrian Circulation Guidelines and Objectives
- o Urban Design Guidelines and Objectives
- o Job Training Analysis
- o Community Benefits Plan
- o Additional Elements

The Neighborhood District Zoning Article will detail procedures and standards for IMP approval; and updates, renewals and amendments of IMPs. The Zoning Commission may approve the IMP and establish an Institutional Master Plan Area, in conformance with the IMP, on the respective neighborhood's zoning map. In addition, the Neighborhood Zoning Article requires that no building, use or occupancy permits be issued to institutions unless the Proposed Project is consistent with the approved IMP. If such use is consistent, it will be an allowed use.

J. Harborpark Neighborhoods: Waterfront Subdistricts and Chapter 91 Tidelands Provisions

Five of Boston's neighborhoods are located on Boston Harbor, and zoning districts have been established to reflect their unique waterfront character and provide for special waterfront provisions. The primary planning goals of the Waterfront Subdistricts are:

- o to provide public access to the waterfront's unique opportunities for recreation, economic activities, and housing;
- o to protect and enhance the waterfront's maritime industries which require deep-water shipping channels and land-side facilities on the harbor;
- o to manage growth so that appropriately designed mixed-use development brings vitality to the waterfront and benefits of that development are shared by residents of the neighborhood.

General provisions applicable to Waterfront Subdistricts and areas subject to Chapter 91 licensing include:

- o **Public Access.** All projects will be required to provide a continuous walkway along the water, open to the public.
- o **Open Space.** Fifty percent of all project sites must be preserved as open space with a major area of open space dedicated to the public. A minimum setback of 35 feet from the ends of piers must be provided in all areas.

- o **Activation of the Waterfront.** All projects must provide a water dependent use commensurate with the scale and location of the project. At least forty percent of the first floor of any project must be devoted to facilities of public accommodation. No residential uses will be permitted on the first floors of piers.
- o **Water Transportation.** All projects must include a Water Transportation Facility commensurate with the scale and location of the project.

Chapter 91-Tidelands Regulations. The Neighborhood District Zoning incorporates and expands upon the provisions of the Chapter 91 Tidelands regulations for public access, water dependent uses, and activation of the waterfront. The Zoning will become part of the Harbor Management Plan approved by the Department of Environmental Protection. When a project is subject to the licensing requirements of Chapter 91, the BRA in making its recommendation to the Department of Environmental Protection, shall determine whether or not such project serves a proper public purpose and would not be detrimental to the public's rights in tidelands based on the extent to which the public's rights in tidelands are reasonably and appropriately preserves and enhances, among other things, the public's:

- o visual access to the water, whether such project is for a water-dependent use on private or commonwealth tidelands, as defined in Section 1 of Chapter 91;
- o rights to fishing, fowling and navigation, if such project is for water-dependent or non water-dependent use on public or private tidelands;
- o physical access to and along the water's edge, the preservation of the historic character of the project's site, public recreational opportunities at the water's edge, and open space for public use and enjoyment, if such project is on commonwealth tidelands whether for a water-dependent use or non-water-dependent use;
- o interest in industrial and commercial waterborne transportation of goods and persons, if such project is for recreational water-dependent use; and
- o interest in repair and rehabilitation of dilapidated piers that blight the Harbor and limit public access.

Three types of waterfront zoning subdistricts are proposed and include the following: Waterfront Service Subdistrict, Waterfront Manufacturing Subdistrict and the Maritime Economy Reserve Subdistrict.

1. Waterfront Service Subdistricts (WS)

Purpose:

- o to preserve for water-dependent commercial use adequate piers, docks, and land necessary for the repair, maintenance, and sale of Commercial and Recreational Vessels;
- o to protect against the encroachment of uses that threaten the continued economic viability of water-dependent commercial operations.

2. Waterfront Manufacturing Subdistricts (WM)

Purpose:

- o to protect the working waterfront;
- o to support maritime industrial uses through promotion of related manufacturing uses.

3. Maritime Economy Reserve Subdistricts (MER)

Purpose:

- o to support, foster and promote a maritime economy;
- o to preserve sites for maritime-dependent industrial uses along the waterfront consistent with applicable state policy and the needs of the maritime industry.

K. Overlay Subdistricts

Four types of overlay subdistricts are mapped in the neighborhoods and include the Greenbelt Protection Overlay District, Neighborhood Design Overlay District, Boulevard Planning Districts and Special Study Areas.

1. Greenbelt Protection Overlay District (GPOD)

Purpose:

- o to preserve and protect the amenities of the City of Boston;
- o to preserve and enhance air quality;

- o to enhance and protect the natural scenic resources of the City;
- o to protect the city's Greenbelt Roadways from traffic congestion and abate serious and present safety concerns.

The GPOD establishes site plan review requirements where an applicant proposes to erect a building or structure with a gross floor area in excess of 5,000 square feet; enlarge or extend a building or structure so as to increase its gross floor area by more than 5,000 square feet; or to substantially rehabilitate a building or structure having, or to have after rehabilitation, a gross floor area of more than 5,000 square feet; or to increase the impervious surface of a site by more than 2,000 square feet in addition to the existing impervious surface.

2. Neighborhood Design Overlay District (NDOD)

Purpose:

- o to protect the existing scale, quality of the pedestrian environment, character of the residential neighborhoods and concentrations of historic buildings.

While the development of new housing within these Neighborhood Design Overlay Districts is encouraged, the preservation of the character of any new construction or rehabilitation should preserve and complement the character of historic structures and enhance the historic quality of these neighborhoods.

All use, dimensional and other provisions applicable to Residential Subdistricts shall apply as indicated by the underlying zoning for a NDOD.

Within the NDOD, special design review requirements apply.

3. Boulevard Planning Districts (BPD)

Purpose:

- o to promote better quality design, improved streetscapes and adequate screening and buffering along a neighborhood's boulevards.

All use and dimensional requirements applicable to the underlying zoning shall apply. Special design review and screening and buffering requirements are applicable in BPDs.

4. Special Study Areas (SSA)

Purpose:

- o to allow for the development of a comprehensive plan which addresses the appropriate mix of uses and zoning controls that will guide future development of each area.

L. Planned Development Areas (PDA)

Where PDAs are permitted vary from one neighborhood to another. Slightly greater heights and FARs are permitted for PDAs. However, the PDA designation is only permitted for economic development projects which provide certain types of public benefits to the community.

The purposes for establishing PDAs are:

- o to provide public benefits to the community including the creation of new job opportunities and the diversification and expansion of Boston's economy;
- o to establish more flexible zoning which will encourage large-scale development on underutilized sites in the Neighborhood Districts while ensuring quality design by providing planning and design controls; and
- o to encourage economic development and commercial expansion;

The PDA provides the community with full participation in the process. Standards for development plan approval and the approval process are detailed in the Neighborhood District Zoning Article.

IV. DESIGN AND DEVELOPMENT REVIEW REQUIREMENTS

The purpose of establishing design and development review requirements is:

- o to ensure that growth is compatible with the historic character of the buildings and landscape and that new development is of a quality that enhances the neighborhood visually and economically and is not damaging to environmental quality.

Design review is required in architecturally significant areas and in many neighborhood business subdistricts. In addition, all large projects, regardless of location, will be subject to Article 31, Development Review Requirements.

Article 31 provides a process for the review of large scale projects and includes design and environmental review. Article 31 applies to projects having a gross floor area of 50,000 gross square feet or more.

A proposed project not otherwise subject to Article 31, for the construction of 15 or more units of housing, must comply with the Transportation Access Plan element of Article 31 and with certain design review requirements.

Projects not Subject to Article 31, but subject to design review include:

- o Erection of one or more new buildings, or an addition, or an extension to one or more buildings, or an addition or an extension which has an aggregate gross floor area of 25,000 gross square feet or more.
- o Erection, addition or extension of a building with a gross floor area of 300 square feet, if such erection, addition or extension is visible from any public street or public open space within a Neighborhood Business Subdistrict or a Neighborhood Design Overlay District.
- o Exterior alteration affecting more than 300 square feet of the building facade visible from any public street or public open space within a Neighborhood Business Subdistrict or a Neighborhood Design Overlay District.
- o Any exterior alteration changing the roof shape, cornice line, height of street wall, or building height of an existing building in a Neighborhood Design Overlay District.

Procedures for approval are detailed in the text of the Neighborhood District Zoning Article.

V. MISCELLANEOUS PROVISIONS

A. Off-Street Parking and Loading Requirements

Projects subject to or electing to comply with Article 31 off-street parking requirements and off-street loading facilities requirements will be subject to development review in accordance with Article 31.

For other projects, the minimum off-street parking and loading requirements are set forth in tables in the Neighborhood District Zoning Article.

Specific guidelines for computing required off-street parking are established for outdoor uses, pre-Code structures, mixed uses and "shared parking" arrangements, and for location, design, and maintenance.

B. Dimensional Requirements

Specific dimensional requirements, generally addressing safety, and light and air concerns, are established for the various subdistricts within the Neighborhood Districts. The dimensional requirements fall into the following categories:

- o Exceptions to minimum lot size requirements;
- o Conformity with existing building alignment;
- o Traffic visibility across corner;
- o Front wall of building not parallel to front lot line;
- o Special provisions for corner lots;
- o Side wall of building not parallel to side lot line;
- o Side yards of certain narrow lots;
- o Accessory buildings in rear yards;
- o Rear wall of building not parallel to rear lot line;
- o Rear yards of through lots;
- o Rear yards of certain shallow lots;
- o Underground encroachments in yards;
- o Two or more dwellings on same lot;
- o Two or more buildings on one lot; and
- o Non-conformity as to dimensional requirements.

These standard zoning provisions have been clarified and streamlined from the provisions of the existing Zoning Code.

C. Other Provisions

Provisions that are of particular concern to the respective neighborhood may be included in this section of the Neighborhood District Zoning Article text.

Text Amendment Application No.
Boston Redevelopment Authority
Article 2A, Neighborhood District
Definitions, amended

TEXT AMENDMENT NO.

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby amend the Boston Zoning Code as follows:

By deleting in its entirety Article 2A, Neighborhood District Definitions, as it was inserted by Text Amendment No. 153, and inserting in its place the following article:

ARTICLE 2A

NEIGHBORHOOD DISTRICT DEFINITIONS

SECTION 2A-1. Meaning of Certain Words and Phrases. As used in articles of this Code governing the Neighborhood District specified below, the following words and phrases shall have the meanings given in the following clauses, unless a different meaning is specified within the article governing such neighborhood district. This Article 2A shall apply to Neighborhood Districts as listed in Section 3-1(f) of this Code, except the Port Norfolk Neighborhood District.

"Accessible" or **"Accessible to Physically Handicapped Persons"** shall be as defined in Chapter 521 of the Code of Massachusetts Regulations, as amended.

"Accessory Building", a structure devoted exclusively to a use accessory to a main use of the lot.

Date of public notice: October 26, 1991 (see St. 1956, c. 665, s. 5).

"Accessory Clinic or Office for Hospital", clinic or professional offices accessory to a hospital whether or not on the same lot.

"Accessory Drive-through Restaurant", subject to the provisions of Article 10, a use wholly incidental to a restaurant, with a vehicular queuing lane and a window where customers place orders or receive services, or both, while seated in a vehicle.

"Accessory Drive-through Retail", subject to the provisions of Article 10, a use wholly incidental to a local retail business establishment, with a vehicular queuing lane and a window where patrons place orders or receive services, or both, while seated in a vehicle.

"Accessory Home Occupation", subject to the provisions of Article 10, an occupation for profit customarily carried on in a dwelling unit by a person residing therein. Such occupation shall be carried on in a main building, require only equipment ordinarily incident to a dwelling unit, not require nonresident help, and not involve trading in merchandise. Home occupations include, but shall not be limited to, sewing, piano lessons, tutoring, and similar uses which are clearly incidental to the dwelling for dwelling purposes and do not change the character thereof.

"Accessory Industrial Use", subject to the provisions of Article 10, any nonresidential accessory use lawful in a Manufacturing Subdistrict, provided that such use is so carried on as not to be either a hazard to the health or safety of persons on any adjacent lot or a nuisance.

"Accessory Keeping of Animals", subject to the provisions of Article 10, the keeping of horses, cows, goats, poultry, pigeons, rabbits, bees, or similar animals other than pigs.

"Accessory Keeping of Laboratory Animals", subject to the provisions of Article 10, the keeping of laboratory animals incidental to an educational, institutional, or research and development use.

"Accessory Manufacture of Products", subject to the provisions of Article 10, the manufacture, assembly, or packaging of products sold on the lot.

"Accessory Office of University", subject to the provisions of Article 10, office accessory to a University which is not on the same lot as the University.

"Accessory Parking", subject to the provisions of Article 10, a garage or parking space for occupants, employees, customers, students, and visitors of a lawful use, provided that, in the case of a lot lying in two or more districts or subdistricts, such parking is accessory to a use that is lawful in the district or subdistrict in which such parking is located.

"Accessory Personnel Quarters", subject to the provisions of Article 10, permanent dwellings for personnel required to reside on a lot for the safe and proper operation of a lawful main use of such lot.

"Accessory Professional Office," subject to the provisions of Article 10, an office, within a main building, of a professional person who resides in such building, provided that nonresident assistants do not exceed: one in a 1F subdistrict, two in a 2F, 3D, 3F, or Row House subdistrict, or three in a MFR or MFR/LS subdistrict.

"Accessory Scientific Laboratory", a scientific laboratory accessory to an elementary or secondary school, university, hospital, or custodial care facility, whether or not on the same lot, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety; and provided also that no noise or vibration is perceptible without instruments more than fifty (50) feet from the lot or any part of the lot.

"Accessory Services for Apartment and Hotel Residents", subject to the provisions of Article 10, in buildings with more than fifty dwelling units, and in hotels with more than fifty (50) sleeping rooms, newsstand, barber shop, dining room, and similar services primarily for the occupants thereof, when conducted wholly within the building and entered solely from within the building.

"Accessory Services Incidental to Educational Uses", subject to the provisions of Article 10, in educational institutions with more than four hundred (400) full-time students, incidental uses and services ordinarily found in connection therewith and primarily for the staff, students, and faculty, when conducted wholly within a building.

"Accessory Services Incidental to Hospitals", subject to the provisions of Article 10, in hospitals with more than fifty (50) beds, incidental uses and services ordinarily found in connection therewith and primarily for patients or staff, when conducted wholly within a building.

"Accessory Truck or Bus Servicing or Storage", yard for storing or servicing trucks or buses accessory to a repair garage, gasoline station, carwash, or other use.

"Accessory Use", a use customarily incident to, and on the same lot as, a main use.

Subject to the provisions of Article 10, including but not limited to, any of the following, when not a main use: not more than four (4) accessory amusement game machines in a commercial establishment or in a noncommercial establishment, accessory art use, accessory drive-through restaurant, accessory drive-through retail, accessory family day care home, accessory home occupation, accessory industrial

use, accessory keeping of animals, accessory keeping of laboratory animals, accessory manufacture of products, accessory outdoor cafe, accessory parking, accessory personnel quarters, accessory professional office in a dwelling, accessory repair garage, accessory services for apartment or hotel residents, accessory services incidental to educational uses or hospitals, accessory storage of flammable liquids incidental to lawful use, accessory swimming pool or tennis court, accessory wholesale business, or accessory use ordinarily incidental to a lawful main use.

Not subject to the provisions of Article 10, and whether or not on the same lot as the main use to which it is related, uses including but not limited to any of the following: accessory clinic or offices for hospitals, accessory dormitory, accessory machine shop, accessory offices for university, accessory railroad storage yard, accessory scientific laboratory, or accessory truck or bus servicing.

"Adjusted Income" is defined as it is in 24 CFR Section 813.102 (1986), as amended, or as set forth in regulations adopted in accordance with a neighborhood district article.

"Adult Bookstore" a shop for the barter, rental, or sale of printed matter, pictures, or motion picture film, if such shop is not open to the public generally but only to one or more classes of the public excluding any minor by reason of age, or if such shop keeps a part of such stock segregated as available to only one or more classes of the public excluding any minor by reason of age; or a shop for the barter, rental, or sale of printed matter, pictures, or motion picture film bearing a legend restricting it to adults only or to one or more classes of the public excluding any minor by reason of age.

"Adult Entertainment", any of the uses listed under "Cultural Uses", "Entertainment", or "Retail Uses" if such establishment is customarily not open to the public generally but only to one or more classes of the public excluding any minor by reason of age.

"Affordable Housing", either an owner-occupied dwelling unit, requiring the expenditure by a low-income or moderate-income household for mortgage and insurance payments, real estate taxes, and condominium fees of not more than thirty-two percent (32%) (or such other percentage set by the Massachusetts Housing Finance Agency for the purpose of defining affordability) of its Adjusted Income to occupy the unit; or a renter-occupied dwelling unit, requiring the expenditure by a low-income or moderate-income household for rent payments of not more than thirty-two percent (32%) of its adjusted income (or the percentage set by the Massachusetts Housing Finance Agency).

"Agency or Professional Office", any room, studio, clinic, office or suite wherein the primary use is the conduct of business by professional persons such as attorneys, physicians, architects, or insurance agents.

"Airport Use," means the operation of an airport and includes all subuses located on airport premises and generally associated with the operation of an airport. Such subuses may include, but are not limited to: runways; access roads; flight control and meteorological facilities; vehicle maintenance, storage, parking, and rental facilities; cargo and baggage sorting, handling, and storage facilities; passenger terminals; offices; restaurants, retail stores; hotels; and conference facilities.

"Amusement Game Machine", a machine, apparatus, device, or mechanism, by which entertainment requiring or involving participation therein or the use of skill therein by a player or patron is furnished for profit, including, but not exclusively, video games and pinball machines, and excluding pool tables, sippio tables, billiard tables, and bowling alleys. An amusement game machine may be, but need not be, controlled by a coin, token, or slug.

"Amusement Game Machines in Commercial Establishment", the maintenance and operation of more than four (4) mechanical, electronic, and/or coin-operated games and/or devices in a commercial establishment for the amusement of the general public.

"Amusement Game Machines in Noncommercial Establishment", the maintenance and operation of more than four (4) mechanical, electronic, and/or coin-operated amusement game machines in a private club, dormitory, fraternity house, or similar noncommercial establishment.

"Ancillary Use", auxiliary, assisting. Any use on a lot adjacent to, or across the street from, but in the same district as, a lawful use to which it is ancillary and ordinarily incident and for which it would be a lawful accessory use if it were on the same lot; and any such use on such a lot in another district or subdistrict unless such use is a use specifically forbidden in such other district or subdistrict.

"Animal Hospital", a clinic or hospital, with or without outside runs, for the diagnosis, treatment, or hospitalization of household pets.

"Annual Income" is defined as it is in 24 CFR Section 813.106 (1986), as amended, or as set forth in regulations adopted in accordance with a neighborhood district article.

"Apartment Hotel", a building primarily for persons who have their residence therein, containing four or more apartments which do not have kitchens.

"Applicable Institutional Master Plan" or "Applicable IMP," with respect to a Proposed Institutional Project, means an Institutional Master Plan of the proponent of such Proposed Institutional Project approved by the Boston Redevelopment Authority and the Zoning Commission in accordance with applicable provisions of the code, and covering the project location.

"Applicant", any person or entity having a legal or equitable interest in a Proposed Project subject to the provisions of a neighborhood district article, or the authorized agent of any such person or entity.

"Art Use", the creation, manufacture, or assemblage of visual art, including two- or three-dimensional works of fine art or craft, or other fine art objects created, manufactured, or assembled for the purpose of sale, display, commission, consignment, or trade by artists or artisans; or classes held for art instruction.

"Artists' Mixed-Use", the use of all or a portion of a building for both art use and habitation.

"Automatic Telephone Exchange", a nonattended telephone switching or transmitting service.

"Automatic Teller Machine", a machine accessible to banking customers by means of a coded celluloid card or other similar device which permits limited automated consumer banking transactions, such as deposits, cash withdrawals, balance inquiries, and the purchase of travelers checks.

"Back Office", the use of a structure or land principally for clerical, data processing, or support staff functions and related services and occupations.

"Bakery", a place where baked goods are made or sold for off-premises consumption.

"Bank", a facility for the extension of credit and the custody, loan, or exchange of money, without a drive-in window.

"Bank, Drive-in", a bank which provides, as all or part of its services, one or more teller's windows for the use of persons while seated in motor vehicles.

"Banking and Postal Uses", automatic teller machine; bank; drive-in bank; or post office.

"Bar", an establishment devoted primarily to the retailing and on-premises drinking of alcoholic beverages. Such establishment may or may not serve food, and may or may not include dancing or entertainment.

"Barber Shop or Beauty Shop", a barber shop, beauty shop, or other facility where haircutting, hairdressing, shearing, facials, manicures, or related services are performed.

"Basement", that portion of a building which is more than thirty-five percent (35%) of the height of the story below grade.

"Bay Window", a fenestrated projection from the face of a building entirely contained within the following dimensions: (a) depth not to exceed five feet, (b) width not to exceed eighteen feet or seventy percent of the width of the building, whichever is the lesser, and (c) each side to form an angle with the face of the building of not less than one hundred thirty-five degrees. (Illustrated in Appendix 2 of this Code.)

"Bed and Breakfast", any owner-occupied dwelling unit in which three or fewer rooms or apartments without kitchen facilities are let on an overnight basis, primarily the temporary abode of persons who have their residence elsewhere, provided that food and beverage service is limited to breakfast for registered paying overnight guests at no additional cost, that there are no exterior signs, that there are no retail sales on premises, and that the length of occupancy does not exceed fourteen days.

"Block", the lot or lots fronting on the same side of the same street between two streets intersecting such street on such side with no other such intersecting street intervening.

"Board of Appeal", the Board of Appeal in the Inspectional Services Department of the City.

"Building", a structure forming a shelter for persons, animals, or property and having a roof, exclusive, however, of such frameworks and tents as are customarily used exclusively for outdoor carnivals, lawn parties, or like activities. Where the context allows, the word "building" shall be construed as though followed by the words "or part thereof".

"Building Line", the line in conformity with the alignment of existing buildings in the same block, at a distance from the street line equal to the yard depth occurring most frequently on that block, as measured by lot widths along the street line. The distance from the street line to the building line shall be calculated in accordance with the method described in the definition of "Existing Building Alignment".

"Building Commissioner", the Building Commissioner, or successor, including but not limited to the Commissioner of Inspectional Services, of the City.

"Building Height", the vertical distance from grade to the top of the highest point of the roof beams of a flat roof, or the mean level of the highest gable or of the slope of a hip roof, excluding roof structures and penthouses normally built above the roof and not used or designed to be used for human occupancy, provided that the total area of such roof structures and penthouses does not exceed 33-1/3 percent of the roof area. A mansard roof shall be considered a flat roof.

Where a maximum building height is specified in this Code, or in a second numerical suffix in the designation of subdistrict as provided in a neighborhood district article, no building or part of a building in a district, and devoted to a use specified,

shall exceed the number of stories or feet in height so specified except as provided below:

1. The maximum building height regulation shall not apply to belfries, cupolas, domes, monuments, church spires, water towers, observation towers, radio towers, transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flag poles, aerials, elevator headhouses, water tanks, monitors, signs, or other structures normally built above the roof and not devoted to human occupancy, but such structures shall be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve; and
2. Wherever a legally existing structure not excepted under paragraph 1 above exceeds the height limit specified in a neighborhood district article on a lot in the same district as, and adjoining, the lot on which such legally existing structure is located a structure may be built to a height greater than said height limit, but shall not project above a line drawn between the highest point of said legally existing structure and any point at the height limit whose distance from said highest point is three times the height of said highest point above the height limit.

"City", the City of Boston.

"Clinic", a place for the medical or similar examination and treatment of persons as outpatients.

"Cleaning Plant", a laundry plant, dry-cleaning plant, or rug cleaning plant.

"College or University Use," means college or university use, including subuses such as classrooms, dormitories, student housing, eating facilities, research laboratories, athletic facilities, libraries, faculty and other offices, museums, auditoria and other facilities of public assembly, parking, and other similar uses. Property owned or occupied by a college or university not having a use that is substantially related to education at the post-secondary level, research, scholarship, or student life shall not be deemed to be a college or university use merely by reason of such ownership or occupancy. College or university use shall not include property held by a college or university for investment purposes only. College or university subuses shall not be treated as accessory or ancillary uses subject to Article 10 or as independent uses. The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project unless the new subuse is a High Impact Subuse. A college or university subuse is a High Impact Subuse if it is a dormitory, student housing, athletic facility, facility of public assembly, parking facility, power plant, or centralized heating or cooling plant.

"Columbarium", a vault with niches for cinerary urns.

"Commisslon", the Zoning Commission of the City.

"Community Center", a facility providing educational, recreational, and social services to the community.

"Community Uses", adult education center; community center; day care center; day care center, elderly; library; place of worship; monastery; convent; or parish house.

"Cultural Uses", art gallery; art use; auditorium; cinema; concert hall; museum; public art display space; studio, arts; studio, production; theatre; or ticket sales.

"Custodial Care Facility", a facility which provides protective supervision and guardianship for drug addicts, alcoholics, or mentally ill or mentally deficient persons.

"Day Care Center", any facility operated on a regular basis whether known as a day nursery, nursery school, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9, for nonresidential custody and care during part or all of the day separate from their parents. Day care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of such system are primarily limited to nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family day care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefor.

"Day Care Center, Elderly", any facility operated on a regular basis which receives elderly persons for nonresidential custody or care during part or all of the day.

"Dormitory", any dwelling (other than a fraternity or sorority house) occupied primarily as a place of temporary abode by persons attending educational institutions.

"Dormitory and Fraternity Uses", a dormitory, or fraternity.

"Dwelling", a building or structure used in whole or in part for human habitation.

"Dwelling, Detached", a dwelling which is designed to be and is substantially separate from any other structure or structures except accessory buildings.

"Dwelling, Multifamily", a building containing four or more dwelling units, but not including a motel.

"Dwelling, Semi-Attached", a dwelling attached to another dwelling on a separate lot by a firewall only on one side, and containing one or two dwelling units.

"Dwelling Unit", a room or group of rooms forming a habitable unit for one family, or one group residence limited as defined in this Section 2A-1, with facilities used or intended to be used for living, sleeping, cooking, and eating; but not including any use contained in artists' mixed uses.

"Educational Uses", college or university; elementary or secondary school; kindergarten; professional school; or trade school.

"Elderly Housing", a multifamily dwelling occupied exclusively by elderly residents, containing a common eating area, and providing social and personal care, but not medical care.

"Entertainment Uses", adult entertainment; amusement game machines in commercial establishment; amusement game machines in noncommercial establishment; bar; bar with live entertainment; bowling alley; billiard parlor; dance hall; drive-in theater; fitness center or gymnasium; private club not serving alcohol; private club serving alcohol; restaurant with live entertainment not operating after 10:30 p.m.; or restaurant with live entertainment operating after 10:30 p.m.

"Erect", to construct or reconstruct or excavate, fill, drain, or conduct physical operations of any kind in preparation for or in pursuance of construction or reconstruction, or to move a building or structure upon a lot.

"Executive Suites", any dwelling (other than a boarding house, dormitory, fraternity, lodging house, sorority house, hotel, motel, or apartment hotel) in which living space, with kitchen facilities, is let to fewer than ten persons who are not within the second degree of kinship, primarily the temporary abode of persons living elsewhere.

"Extend", to increase in area or volume.

"Existing Building Alignment", the distance between the street line and the face of the building which, as measured by lot widths along said street line, occurs most frequently. The method for making this calculation shall be as follows:

1. For each developed lot on the same side of the same street the distance between the street line and the nearest building is measured. The measurement is rounded off to the nearest half foot if the said buildings are attached and to the nearest foot if the said buildings are detached. The

width of each lot is then measured. These measurements may be scaled off from a reliable plan or map.

2. The widths of all lots with the same front yard depth are added up.
3. The front yard depth with the largest total width is the minimum front yard depth for the block. If two or more front yard depths have equal lot widths, the one closest to the required front yard shall be the minimum front yard depth.

The existing building alignment may also be referred to as the modal front yard depth.

In a block in which there is a uniform or dominant building line at the upper story level which differs from the modal front yard depth because of ground floor projections, no structure in excess of one story shall be built between the minimum front yard depth and the faces of abutting buildings at the upper story levels.

"Facility of Public Assembly", auditorium, theater, concert hall, dance hall, drive-in theater, or stadium.

"Family", one or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided that a group of five (5) or more persons who are not within the second degree of kinship shall not be deemed to constitute a family, except that a group residence, limited, as defined in this Section 2A-1 shall be deemed a family.

"Family Day Care Home", any dwelling unit which on a regular basis receives, for temporary custody and care during part or all of the day, children under seven years of age, or children under sixteen years of age if such children are children with special needs as defined in Massachusetts General Laws, Chapter 28A, Section 9; provided, however, in either case, that the total number of children under sixteen in a family day care home shall not exceed six, including participating children living in the dwelling unit. Family day care home shall not mean a dwelling unit used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation therefor.

"FAR", floor area ratio.

"Floor Area, Gross", the sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding (a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade, (b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure, and (c) areas elsewhere in the structure

devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities.

"Floor Area Ratio", the ratio of gross floor area of a structure to the total area of the lot. Except as otherwise provided in this Code, the ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet the off-street parking requirements of this Code bears to the area of the lot shall not exceed the maximum floor area ratio specified in this Code. In calculating the area of the lot for the purpose of determining floor area ratio, the following parts of the lot shall be excluded: (a) every part required by any other structure or use to comply with any requirements of this Code, and (b) every part the ownership of which is transferred subsequent to the effective date of this Code if such part is required for compliance with the provisions of this Code concerning minimum lot size, lot width, lot frontage, minimum usable open space per dwelling unit, and front yard, side yard, and rear yard inclusive, applicable to the lot from which such transfer is made. (Illustrated in Appendix 2 of this Code.)

"Fraternity", a fraternity or sorority house, or other facility for housing a social or service organization of college students.

"Funerary Uses", a cemetery; columbarium; crematory; funeral home; or mortuary chapel.

"Garage with Dispatch", a building or part of a building wherein motor vehicles, such as taxicabs or ambulances, are dispatched from and are housed or stored when not in use.

"Gasoline Station", an area of land, including any structures on the area, used for the retail sale of motor fuel and lubricants. A gasoline station shall not include an automobile laundry, car wash, repair garage, or local retail business establishment.

"General Manufacturing", includes plants, factories, or mills engaged in the mechanical or chemical transformation of materials or substances into new products. General manufacturing may also include the blending of materials or the assembling of component parts of manufactured products.

"General Manufacturing Use", general manufacturing which does not consist entirely of a light manufacturing use and does not include a restricted industrial use. Performance standards, as defined in this Article, are applicable for any such use.

"General Office", the use of a structure or land principally for office space. Such use shall not involve manufacturing, repair, or storage of materials, goods, or products which are physically located on the premises.

"General Retail Business", a department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage.

"Grade", the average elevation of the nearest sidewalk at the line of the street or streets on which the building abuts, except in the case of a building not abutting on a street, the average elevation of the ground between the building and the lot line or a line twenty (20) feet from the building, whichever is nearer; but in no event shall the average elevation of such ground be taken to be more than five (5) feet above or below the average elevation of the ground immediately contiguous to the building.

"Ground Floor Ceiling Height", the height of the underside of the floor structure of the second floor.

"Grounds for Sport, Private", private grounds for games and sports, not conducted for profit, including but not limited to areas providing private recreational facilities such as playgrounds, parks, swimming pools, and playing fields.

"Group Care Residence, General", premises for the residential care or supervision (but not including custodial care) of ex-alcoholics, ex-drug addicts, pre-release or post-release convicts or juveniles under seventeen years of age who are under the care of correctional agencies of the Commonwealth, but not including premises licensed, regulated, or operated by the Commonwealth of Massachusetts or operated by a vendor under contract with the Commonwealth for the residential living, care, or supervision in any single dwelling unit of five or more mentally ill or mentally retarded persons or persons with disabilities.

"Group Residence, Limited", premises licensed, regulated or operated by the Commonwealth of Massachusetts or operated by a vendor under contract with the Commonwealth for the residential living, care, or supervision in any single dwelling unit of five or more mentally ill or mentally retarded persons or persons with disabilities.

"Health Care Uses", clinic; clinical laboratory; custodial care facility; group care residence, general; hospital; or nursing or convalescent home.

"Historic Building", any building listed from time to time in the Massachusetts Register of Historic Places.

"Homeless Shelter", a facility providing temporary housing for one or more individuals who are otherwise homeless.

"Hospital Use," means hospital use, including subuses such as health care facilities, patient rooms, eating facilities, offices, out-patient clinics, research and clinical laboratories, libraries, auditoria and other facilities of public assembly, nursing schools, nursing residences, parking, and other similar uses. Property owned or

occupied by a hospital not having a use that is substantially related to the provision of in-patient or out-patient health care, including care for those with acute illnesses or injuries, shall not be deemed to be a hospital use merely by reason of such ownership or occupancy. Hospital use shall not include property held by a hospital for investment purposes only. Hospital subuses shall not be treated as accessory or ancillary uses subject to Article 10 or as independent uses. The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project unless the new subuse is a High Impact Subuse. A hospital subuse is a High Impact Subuse if it is a facility of public assembly, nursing residence, parking facility, power plant, or centralized heating or cooling plant.

"Hotel", a building (other than a dormitory) containing four or more apartments without kitchens, or containing sleeping accommodations for ten or more persons, primarily the temporary abode of persons who have their residences elsewhere.

"Hotel and Conference Center Uses", bed and breakfast; conference center; executive suites; hotel; or motel.

"Industrial Uses", artists' mixed-use; cleaning plant; general manufacturing use; light manufacturing use; printing plant; or restricted industrial use.

"Inspectional Services, or Inspectional Services Department, Commissioner of": See "Building Commissioner."

"Institutional Uses", College or University Uses, Hospital Uses or Nursing or Convalescent Home Uses.

"Kennel", a facility for the breeding or boarding of animals that has outside enclosures for the animals.

"Light Manufacturing ", manufacturing typically having low impacts on the surrounding environment. Light manufacturing may include the design, development, compounding, packaging, processing, fabrication, altering, assembly, finishing, packaging, repairing, servicing, testing, handling, or transfer of products.

"Light Manufacturing Use," light manufacturing of products such as:

Ceramic products, including pottery and glazed tile;

Construction equipment and products;

Gas, diesel, and electrical machinery, equipment, or supplies;

Electronic and communication products, including, but not limited to,
computer equipment, sound equipment, and household appliances;

Fish or other food products, except processing;

Instruments for engineering, medical, dental, diagnostic, scientific, photographic,
optical, or other similar professional use;

Metal and wood products;

Office equipment or machinery;
Pharmaceutical or diagnostic products;
Cosmetics and toiletries;
Textile products including, but not limited to, products from the following:
 canvas, burlap, cotton, knit goods, rope, and twine;
Photographic supplies, including processing solutions; and
Supplies related to printing or engraving.

Performance standards, as defined in this Article, are applicable to light manufacturing uses.

"Landmark", any building or structure from time to time designated a landmark pursuant to Chapter 772 of the Acts of 1975, as amended.

"Local Retail Business", a store primarily serving the local retail business needs of the residents of the neighborhood, but not constituting an adult bookstore or adult entertainment business, including, but not limited to, store retailing or renting one or more of the following: food, baked goods, groceries, drugs, videos, computer software, tobacco products, clothing, dry goods, books, flowers, paint, hardware, and minor household appliances, but not including a bakery or liquor store.

"Lodging House", any dwelling (other than a dormitory, fraternity, sorority house, hotel, motel, or apartment hotel) in which living space, without kitchen facilities, is let to five or more persons who are not within the second degree of kinship. Board may or may not be provided to such persons.

"Lot", a parcel of land including land under water, whether or not platted, in single ownership, and not divided by a street.

"Lot Area", the horizontal area of the lot exclusive (a) of any area in a street or private way open to public use, and (b) of any fresh-water area more than ten (10) feet from the shoreline, and (c) of any salt-water area below the mean high-tide line. In computing the area of a lot or the dimensions of the yards required for any building or use, there shall not be included any land which was used to meet the minimum area or minimum yard space required by law for any other building or use at the time of its erection or inception, and which would be required to meet the requirements of this code for such other building or use. This prohibition shall apply whether or not such land is still in the same ownership as when it was used as aforesaid.

"Lot Area per Dwelling Unit", where a minimum lot area for each additional dwelling unit is specified in this Code, the minimum lot area for the first dwelling unit on the lot shall be the minimum lot size; and the minimum additional lot area for each additional dwelling unit thereon shall be the minimum lot area for each additional dwelling unit specified in said code. For residential structures not divided into dwelling units, each two (2) sleeping rooms for single or double occupancy and each four (4)

beds in sleeping rooms that contain beds for more than two (2) persons shall be deemed to constitute one (1) dwelling unit; provided that a limited group care residence as defined in this Article shall be deemed to constitute one (1) dwelling unit for purposes of this Article. For nonresidential structures, and for structures where nonresidential uses are combined with residential uses, each fifteen hundred (1,500) square feet of gross floor space devoted to nonresidential uses shall be deemed to constitute one (1) dwelling unit.

"Lot, Corner", a lot with boundaries abutting on, and meeting at the intersection of, two streets when the lines of such boundaries form within such lot at such intersection an angle of not more than 135 degrees. In the case of a curved boundary, the tangent to such curved boundary at its point of intersection with another boundary of the lot shall be deemed to be the line of such boundary for the purposes of this definition.

"Lot, Depth", the horizontal distance between the front and rear lot lines measured by the length, within the lot, of a straight line connecting the midpoint of a straight line between the foremost points of the side lot lines with the midpoint of a straight line between the rearmost points of the side lot lines.

"Lot Line, Front", the line separating the lot from the street. The owner of a lot abutting on two or more streets may designate as the front lot line whichever of the two widest streets he chooses.

"Lot Line, Rear", the line which most nearly qualifies as the line most distant and opposite from the front lot line; where the lot is irregularly shaped, a line perpendicular to the mean direction of the side lot lines, and at least ten feet in length within the lot.

"Lot Size", where a minimum lot size is specified in this Code, no main building shall be erected, nor main use established, on any lot for which such size is specified, if such lot is of lesser size, except if specifically provided.

"Lot Width", the shortest horizontal distance between the side lot lines measured perpendicular to the mean direction of two straight lines, one between the foremost and rearmost points of one side lot line, and the other between the foremost and rearmost points of the other side lot line. Where a minimum lot width is specified in this Code, no main building shall be erected on that part of a lot where the lot width is less than that specified, except if specifically provided.

"Low-Income Household", any household whose Annual Income does not exceed fifty percent (50%) of the median gross income of households in the Boston Standard Metropolitan Statistical Area.

"Main Building", a building, not including a dwelling, that is not an accessory building.

"Mansard Roof", a sloping roof having a pitch of more than sixty (60) degrees to the horizontal. The floor under a mansard roof shall be considered a Story as defined below.

"Median Gross Income" is defined as it is by the United States Department of Housing and Urban Development, pursuant to 24 CFR Section 813.102 (1986), as amended, or as set forth in regulations adopted in accordance with a neighborhood district article.

"Mobile Home", a dwelling, other than a recreational vehicle, that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation.

"Mobile Home Park", a parking space for two or more mobile homes used as dwellings.

"Modal Front Yard depth": See "Existing Building Alignment".

"Moderate-Income Household", any household whose annual income does not exceed eighty percent (80%) of the median gross income of households in the Boston Standard Metropolitan Statistical Area.

"Mortuary Chapel", a facility in a cemetery in which bodies are prepared for burial or cremation or funeral services are conducted.

"Motel", a hotel primarily for transients travelling by automobile, with a parking space on the lot for each lodging unit, and with access to each such unit directly from the outside.

"Motor Freight Terminal", a building or area in which freight brought by truck is assembled and/or stored for routing or reshipment, or in which semitrailers, including tractor and/or trailer units, and other trucks are parked or stored.

"Music store", a store for the sale of musical instruments and sheet music.

"Neighborhood Council", any neighborhood-based council established by the Mayor to render advice to neighborhood residents, the Mayor, city departments, and the Boston Redevelopment Authority regarding any municipal issues of neighborhood concern.

"Nonconforming Use", a use of a structure or lot that does not conform to a regulation prescribed by this code for the district in which it is located; provided that

such use was lawfully in existence on the effective date of this code or, in the case of a use made nonconforming by an amendment of this code, on the effective date of such amendment.

"Nursing or Convalescent Home Use," means nursing or convalescent home use, including subuses such as patient rooms, health care facilities, nursing residences, eating facilities, mechanical facilities, and other similar uses. Property owned or occupied by a nursing or convalescent home not having a use that is substantially related to the provision, by a facility licensed by the state as a nursing, convalescent, or rest home, of care and minor medical treatment for patients in order that they may recover from a medical infirmity, or of long-term care of the elderly or infirm, shall not be deemed to be a nursing or convalescent home use merely by reason of such ownership or occupancy. Nursing or convalescent home use shall not include property held by a nursing or convalescent home for investment purposes only. Nursing or convalescent home subuses shall not be treated as accessory or ancillary uses subject to Article 10 or as independent uses. The substitution of one such subuse for another such subuse shall not by itself constitute a Proposed Institutional Project unless the new subuse is a High Impact Subuse. A nursing or convalescent home subuse is a High Impact Subuse if it is a facility of public assembly, nursing residence, parking facility, power plant, or centralized heating or cooling plant.

"Occupied" shall include the words "designed, arranged, or intended to be occupied".

"Office Uses", agency or professional office, back office, or general office.

"Open Space," open space in public ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources; including but not limited to the waterway areas, beaches, reservations, parks, and playgrounds within the boundaries of the City of Boston; or open space in private ownership for active or passive recreational use or for the conservation of natural resources.

"Open Space Recreational Building", a structure on an open space area that is necessary and/or appropriate to the enhanced enjoyment of the particular open space area.

"Open Space Uses", golf driving range; grounds for sport, private; open space; open space recreational building; outdoor place of recreation for profit; or stadium uses.

"Outdoor Storage of Damaged or Disabled Vehicles", outdoor storage of damaged or disabled motor vehicles, with no dismantling of motor vehicles or sale of used parts on the lot.

"Outdoor Storage of New Materials", outdoor storage of new building materials, contractor's equipment, machinery, metals (other than scrap and junk), and the like.

"Outdoor Storage of Junk and Scrap", outdoor storage of second-hand lumber or other used building material, junk, scrap, paper, rags, unrepaired or uncleaned containers, or other articles.

"Parapet Line", a horizontal line at the mean height of the wall of the building nearest to, and substantially parallel with, the lot line from which a setback is being measured.

"Penal Institution", a facility for the incarceration of persons under warrant, awaiting trial on felony or misdemeanor charges, or serving a sentence upon conviction.

"Performance Standards", requirements to be met by Light Manufacturing Use, General Manufacturing Use, and Restricted Industrial Use. The following effects shall not be allowed from any such use:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any emission beyond the boundaries of the lot that is known to or can be shown to endanger human health or cause significant damage to property or vegetation.
3. Any surface water or groundwater contamination that exceeds any applicable state or federal regulations.
4. For a Light Manufacturing or General Manufacturing Use, any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting, which emanates more than fifty (50) feet beyond the boundaries of the lot upon which the use is located (or more than twenty (20) feet if the abutting lot into which such emanation occurs is within a Residential, Conservation Protection, Community Facilities, or Open Space Subdistrict), is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

For a Restricted Industrial Use, any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting, which emanates more than one hundred (100) feet beyond the boundaries of the lot upon which the use is located (provided that no such emanation occurs onto a

lot within an abutting Residential, Conservation Protection, Community Facilities or Open Space Subdistrict), is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

"Physically Handicapped Person" shall be as defined in Chapter 521 of the Code of Massachusetts Regulations, as amended.

"Planning and Zoning Advisory Committee", any neighborhood-based committee appointed by the Mayor to render advice to neighborhood residents, the Mayor, city departments, and the Boston Redevelopment Authority regarding land use planning and zoning issues.

"Private Club", facilities used or operated for a purpose such as, but not limited to, a fraternal, social, recreational, or athletic purpose, including a health club.

"Professional School", an institution which offers courses of instruction in any of several fields of study and/or in a number of professions or occupations, and which is not part of a college, university or trade school.

"Proposed Institutional Project," a Proposed Project occupied or to be occupied for Institutional Uses upon issuance of a building, use, or occupancy permit.

"Proposed Project", the erection, extension, or substantial demolition of any structure or part thereof, or the change of use of any structure or land, for which the Applicant is required to obtain a building or use permit.

"Public Agency", a department, agency, board, commission, authority, or other instrumentality of the Commonwealth of Massachusetts, or of one or more political subdivisions of the Commonwealth, or of the United States.

"Public Assembly Uses", for the purposes of off-street parking requirements, such uses are entertainment uses, funerary uses, places of worship, or restaurant uses.

"Public Open Space", an open space in public ownership devoted or to be devoted to a public use with only minor accessory buildings, if any. No structure that exceeds twenty (20) feet in height or two thousand (2,000) square feet in gross floor area shall be considered to be a part of such public open space. "Public open space" shall be construed to include a street.

"Public Service Uses", automatic telephone exchange; courthouse; fire station; penal institution; police station; pumping station; recycling facility (excluding toxic waste); solid waste transfer station; substation; or telephone exchange.

"Pumping station", a public service facility for transporting water, including pumps, piping, valves, and controls.

"Recycle", to recover materials or byproducts: (a) which are to be reused, or (b) which are to be employed as an ingredient or a feedstock in an industrial or manufacturing process to make a product, or (c) which are to be employed in a particular function or application as an effective substitute for a commercial product or commodity. Recycle does not mean to recover energy from the combustion of a material.

"Recycling Facility", a facility which recovers and recycles solid waste for reuse. A recycling facility shall not include a drop-off center for general commercial or household waste.

"Research and Development Uses", basic laboratory; or product development or prototype manufacturing.

"Residential Uses", congregate living complex; elderly housing; group residence, limited; homeless shelter; lodging house; mobile home; mobile home park; multifamily dwelling; one-family detached dwelling; one-family semi-attached dwelling; orphanage; row house; temporary dwelling structure; three-family detached dwelling; townhouse; transitional housing; two-family detached dwelling; or two-family semi-attached dwelling.

"Restaurant", lunch room, restaurant, cafeteria, or other place for the service or sale of food or drinks for on-premises consumption, provided that there is no dancing nor entertainment other than phonograph, radio and television, and that neither food nor drink is served to, or consumed by, persons while seated in motor vehicles.

"Restaurant Uses", a drive-in restaurant, restaurant, or take-out restaurant.

"Restricted Industrial Use", a heavy manufacturing use typically having substantial impacts on the environment in which articles are usually mass produced from raw materials. A restricted industrial use includes but is not limited to any use which is objectionable or offensive because of special danger or hazard, or because of cinders, dust, smoke, refuse matter, flashing, fumes, gases, vapor or odor not effectively confined to the lot. .

Batching or casting of concrete, including handling and/or storage of cement, lime, sand, stone, or other aggregates.

Blending of disinfectants, exterminating agents, fungicides, or insecticides.

Curing, dyeing, washing, or bulk processing of feathers, felt, or hair.

Curing, dyeing, finishing, or tanning of fur or leather.

Curing, drying or smoking of fish or meat.

Disposal, handling, or storage of radioactive waste.
Distillation of wood or bones.
Energy production facilities.
Incineration or reduction of garbage or organic waste.
Manufacture of
 Asphalt or asphalt products.
 Charcoal, fuel briquettes, or lampblack.
 Chemicals including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black or bone black, cleaning or polishing preparations, creosote, hydrogen or oxygen, industrial alcohol, potash, plastic materials or synthetic resins, or hydrochloric, picric, or sulphuric acids or derivatives.
 Coal, coke, or tar products, including gas.
 Fertilizers.
 Gases in amounts exceeding two thousand cubic feet a day.
 Gelatin, glue, or size.
 Gypsum.
 Linoleum or oil cloth.
 Matches.
 Paint, turpentine, or varnish.
 Plastic (raw).
 Rubber (natural or synthetic) including tires, tubes, or similar products.
 Soaps or detergents, including fat rendering.
Reduction, refining, or smelting of metal or metal ores.
Refining of petroleum or petroleum products.
Removal of gravel, loam, sand, or stone except for reuse on the same lot or incidental to the erection of a building on such lot.
Sewage disposal plant.
Solvent extracting.
Storage of gases in amounts exceeding ten thousand (10,000) cubic feet.
Wool scouring or pulling.

Performance standards, as defined in this Article, are applicable to Restricted Industrial Uses.

"Retail Uses, adult bookstore; bakery, general retail business; liquor store; local retail business; outdoor sale of garden supplies; or similar use.

"Rounding Numbers, Rule For", when a decimal must be rounded to the nearest whole number, as in the case of off-street parking requirements, or to the nearest foot, and when the only digit dropped is .5, then if the last digit retained is an even number, it shall be left unchanged; but if the last digit retained is an odd number, it shall be increased to the next higher digit. In the case of rounding to the nearest half foot to determine the existing building alignment, if the only digits dropped are .25,

the preceding digit shall be left unchanged; but if the only digits dropped are .75, the preceding digit shall be raised to the next higher number.

"Row House Building" or Row House", one of a group of three or more residential buildings on different Lots sharing common or party walls or fire walls, on one or both side lot lines.

"Roxbury Land Trust", a trust or other organization to be formed for the purpose of establishing a process for community participation in the disposition of certain publicly owned land in the Roxbury Neighborhood District.

"School", buildings, premises and parts thereof in which a regular course of public or private instruction is given.

"Scientific Laboratory", a facility devoted to the testing and analysis of scientific and applied research hypotheses through experimentation. No manufacturing is conducted on the premises except for experimental or testing purposes or the development of prototypes.

"Service Uses", animal hospital; barber or beauty shop; caterer's establishment; dry-cleaning shop; kennel; laundry, retail; laundry, self-service; photocopying establishment; shoe repair; tailor shop; or similar use.

. **"Shall"**, shall be considered mandatory and not directory.

"Sign", any structure, device, light, letter, word, model, banner, pennant, insignia, trade flag, or representation which is designed to be seen from outside a building and which advertises or announces a use conducted or goods, products, services or facilities available, including electric signs in windows or doors, but excluding window displays of merchandise and signs incidental to the display of merchandise.

"Sign Area":

1. For a sign, either free-standing or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.
2. For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols together with any background of a different color than the natural color of the building.

3. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, canopy, awning, wall, or window, the area shall be considered to be that of the smallest rectangle or other geometric shape which encompasses all of the letters or symbols.
4. Only one face of a two-faced sign shall be counted in computing the area of a sign, or the total area of signs on a sign frontage or on a lot.

"Sign, Awning", a sign on or attached to a temporary retractable shelter which is supported entirely from the exterior wall of a building.

"Sign, Canopy", a sign on or attached to a permanent overhanging shelter which projects from the face of a building and is supported only partially by said building.

"Sign Design, Comprehensive", a plan submitted to the Urban Design Department of the Boston Redevelopment Authority for signs and related architectural features on a sign frontage, a building front, or a group of buildings.

"Sign Frontage", the length in feet along a ground floor building front, facing a street or a private way accessible from a street, which is occupied by a separate and distinct use; the length along a ground floor building side facing a street, which is occupied by a separate and distinct use or by the same use which occupies the front of said building.

"Sign, Marquee", a sign on or attached to a permanent overhanging shelter which projects from the face of a building and is entirely supported by said building.

"Sign, Off-Premise", a sign which advertises or announces a use conducted or goods available elsewhere than on the lot on which the sign is located.

"Sign, On-Premise", a sign which advertises or announces a use conducted or goods available on the lot on which the sign is located.

"Solid Waste Transfer Station", a facility where solid wastes are brought, stored, and transferred to vehicles for transport to the location of further processing or treating or ultimate disposal.

"State Building Code", the state building code and amendments and rules and regulations thereto as promulgated by the board of building regulations under sections ninety-three, ninety-four, and ninety-five of Chapter One Hundred Forty Three of the General Laws.

"Storage of Certain Materials", storage, outdoors or in silos or hoppers, of coal, coke or other solid fuel or of crushed stone, sand, or similar material.

"Storage Uses, Major", outdoor storage of new materials; outdoor storage of damaged or disabled vehicles; outdoor storage of junk and scrap; storage of certain materials; storage of flammable liquids and gases; warehousing; or wrecking yard.

"Story", that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, except that a space used exclusively for the housing above the roof of mechanical equipment of a building shall not be considered to be a story if access to such space may be had only for maintenance of such equipment.

"Story, First", the lowest story of which sixty-five percent (65%) or more of the height is above grade.

"Story, Half", a story used or designed to be used for human occupancy that has a floor area measured four (4) feet vertically from the floor of not more than one-half (1/2) the area of the floor next below and in which the ceiling area or plane, measured at a height of seven and one-third (7-1/3) feet above the floor, is a minimum of one-third (1/3) the area of the floor. For the purpose of determining Building Height, the floor area of a dormer on a dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of the existing structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation of a half story. However, the floor area of such dormers shall be included in gross floor area of the dwelling.

"Street", a public way, alley, lane, court, sidewalk, and such parts of public squares and public places as form travelled parts of highways.

"Street Line", the line separating a street from a lot.

"Street Wall" means the portion of the exterior wall (including recesses, bays, windows, doors, and other features) of a proposed project that fronts on a public street (excluding public alleys) and is below the streetwall height specified in a Neighborhood District article.

"Structure", a combination of materials assembled at a fixed location to give support or shelter, such as a building, bridge, trestle, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, bin, fence, sign, flagpole, or the like. The word "structure" shall be construed, where the context allows, as though followed by the words "or part thereof".

"Studio, Arts, a studio for professional work or teaching of music, dancing, or theatrical arts to students.

"Studio, Production", a studio for production of motion pictures, videos, or radio or television programs; or for radio or television broadcasting.

"Substation", a public service facility for transforming electricity for distribution to customers.

"Take-out Restaurant", sale over the counter, not wholly incidental to a local retail business, restaurant, or drive-in restaurant, of food or drink prepared on premises for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out. A take-out restaurant shall include any restaurant with an accessory drive-through restaurant and any restaurant which serves its food and beverages primarily in disposable containers and provides disposable tableware.

"Telephone Exchange", a telephone switching or transmitting service which is not automatic.

"Theatre", a structure used for dramatic, operatic, motion picture, or other performances.

"Ticket Sales", a structure or building or portion thereof, for the retail sale of tickets to performing, visual arts, sports, cultural or community events.

"Town House Building" or "Town House", one of a group of three or more residential buildings on one lot, sharing common or party walls or fire walls, with each building having a separate entrance.

"Trade Uses", a carpenter's shop; electrician's shop; machine shop; photographer's studio; plumber's shop; radio/television repair shop; upholsterer's shop; or similar use.

"Transit Corridor", any interstate, state, or local highway or rail line which lies below the grade level of abutting parcels of land, not including abutting transit corridors which lie below grade level.

"Transitional Housing", a building, or portion thereof, in which temporary residential accommodations are provided for persons or families who are not related to the owner, operator, or manager. Such residential accommodations shall be operated by a nonprofit organization, and shall include social services, on site or off site, to assist individuals or families living there. Transitional housing may contain a common kitchen and eating area and shared bathroom facilities.

"Transportation Uses", an airport; bus terminal; garage with dispatch; helicopter landing facility; motor freight terminal; rail freight terminal; railroad passenger station; or water terminal.

"Truck or Bus Servicing or Storage", yard for storing or servicing trucks or buses.

"Usable Open Space", space suitable for recreation, swimming pool, tennis court, gardens, or household service activities, such as clothes drying. Such space must be at least seventy-five percent (75%) open to the sky, free of automotive traffic, parking, and undue hazard, and readily accessible by all those for whom it is required.

Where a minimum usable open space per dwelling unit is specified in this Code, there shall be allotted and maintained for lawful outdoor uses other than off-street parking on every lot within the district, and devoted to the use specified, for each dwelling unit intended for family occupancy the minimum usable open space so specified. So much of the front, side, and rear yards required by this Code for the lot as is not devoted to an accessory building or off-street parking or driveway purposes shall be included in computing usable open space for the purposes of this Article.

Minimum usable open space per dwelling unit requirements shall not apply to hotels, motels, hospitals, dormitories, or other residential structures intended and designed primarily for transient occupancy.

"Use", as a verb, shall be construed as if followed by the words "or is intended, arranged, designed, built, altered, converted, rented, or leased to be used".

"Vacant Public Land", any land owned by a public agency that is not in use for an essential public purpose.

"Vehicular Uses", bus servicing or storage; carwash; gasoline station; indoor installation of automotive parts; indoor sale of automobiles and trucks; outdoor sale of new and used vehicles; parking garage; parking lot; rental agency for cars; rental agency for trucks; repair garage; or truck servicing or storage uses.

"Warehousing", the holding or storing of goods, wares, or merchandise as a main use in a building, whether for the owner or for others.

"Water Terminal", a water freight or passenger terminal facility, including docks, piers, wharves, storage sheds for water-borne commodities, and rail and truck facilities accessory to a waterborne freight terminal.

"Wholesale Business", a facility for the sale of goods, merchandise, or commodities, in gross, primarily for the purpose of resale.

"Wholesale Use", or a wholesale business.

"Wrecking Yard", wrecking and dismantling of motor vehicles.

"Yard, Front", an open space extending across the full width of the lot and lying between the front lot line and the nearest building. Where a minimum depth of front yard is specified in this Code, so much of every lot within the district or subdistrict specified, and devoted to the use specified, as lies between the street line and a line inside the lot parallel to, and such minimum depth from, the street line is hereby required as a front yard. Within a required front yard, no planting other than shade trees shall be maintained more than five (5) feet above the average natural grade of the front yard and no structure shall be erected except: (1) fences and walls not over five (5) feet in height above the average natural grade in such front yard; (2) steps, terraces, open porches without roofs, and the like, if not extending more than three (3) feet above the floor of the first story; and (3) signs that conform with Article 11. (See also "Lot Area".)

In the case of lots to which the existing building alignment depth applies, the required front yard shall be that portion of the lot as lies between the street line and a line inside the lot parallel to and at the depth calculated to be the existing building alignment depth.

"Yard, Rear", an open space immediately behind the rearmost main building on the lot and extending across the full width of the lot. Except as otherwise provided in this Code, where a minimum depth of rear yard is specified for a district or subdistrict, so much of every lot within the district or subdistrict specified, and devoted to the use specified, as lies between the rear lot line and a line inside the lot parallel to, and such minimum depth from, the rear lot line is hereby required as a rear yard within which no structure shall be erected, except those projections allowed into side yards (see "Yard, Side" requirements) may project the same distance into rear yards but in no case within ten (10) feet of a rear lot line or within eight (8) feet of an accessory building. (See also "Lot Area".)

"Yard, Side", an open space along the side line of a lot, extending from the front yard line to the rear yard line; in the case of a side yard abutting on a street, extending to the rear lot line. Except as otherwise provided in this Code, where a minimum width of side yard is specified in this Code, so much of every lot within the district or subdistrict specified, and devoted to the use specified, as lies between the lot line on one side of such lot and a line inside the lot parallel to, and such minimum width from, such lot line, and also so much of every such lot as lies between the lot line on the other side of such lot and a line inside the lot parallel to, and such minimum width from, such lot line, are hereby required as side yards.

Within a required side yard, no planting other than shade trees shall be maintained more than six (6) feet above the average natural grade in such yard and

no structure shall be erected except: (a) fences and walls not over six feet in height above said average natural grade in such side yard, (b) steps, terraces, open porches without roofs and the like, if not extending more than three (3) feet above the floor of the first story, (c) porches not over half the length of the side wall, ground story bays and open iron fire escapes, if not coming within three (3) feet of any side lot line and not extending more than three and one half (3-1/2) feet into the side yard, (d) other fire escapes, bays, balconies, chimneys, and flues, if not coming within three (3) feet of any side lot line and not extending into the side yard more than one-third (1/3) of the width of such yard nor more than three and one-third (3-1/3) feet in any event, (e) belt courses, leaders, sills, pilasters, lintels, and ornamental features, if not coming within three (3) feet of any side lot and not more extending more than one (1) foot into the side yard, and (f) cornices and gutters, if not coming within three (3) feet of any side lot line and not extending more than two (2) feet into the side yard. (See also "Lot Area".)

"Zoning Relief", any zoning variance, exception, conditional use permit, interim planning permit, or zoning map or text change, or any other relief granted by the Zoning Commission or the Board of Appeal.

SECTION 2A-2. Rules of Construction. Words importing the singular shall include the plural; and words importing the plural shall include the singular.

MISSION HILL IPOD

1990 POPULATION & HOUSING TABLES

**with comparisons to Boston City share
and selected 1980 data**

U.S. CENSUS (STF1)

**Rolf Goetze
Mark R. Johnson**

**with the assistance of:
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**Boston Redevelopment Authority
Policy Development & Research Department**

**Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst**

February 21, 1992

**City of Boston
Raymond L. Flynn, Mayor**

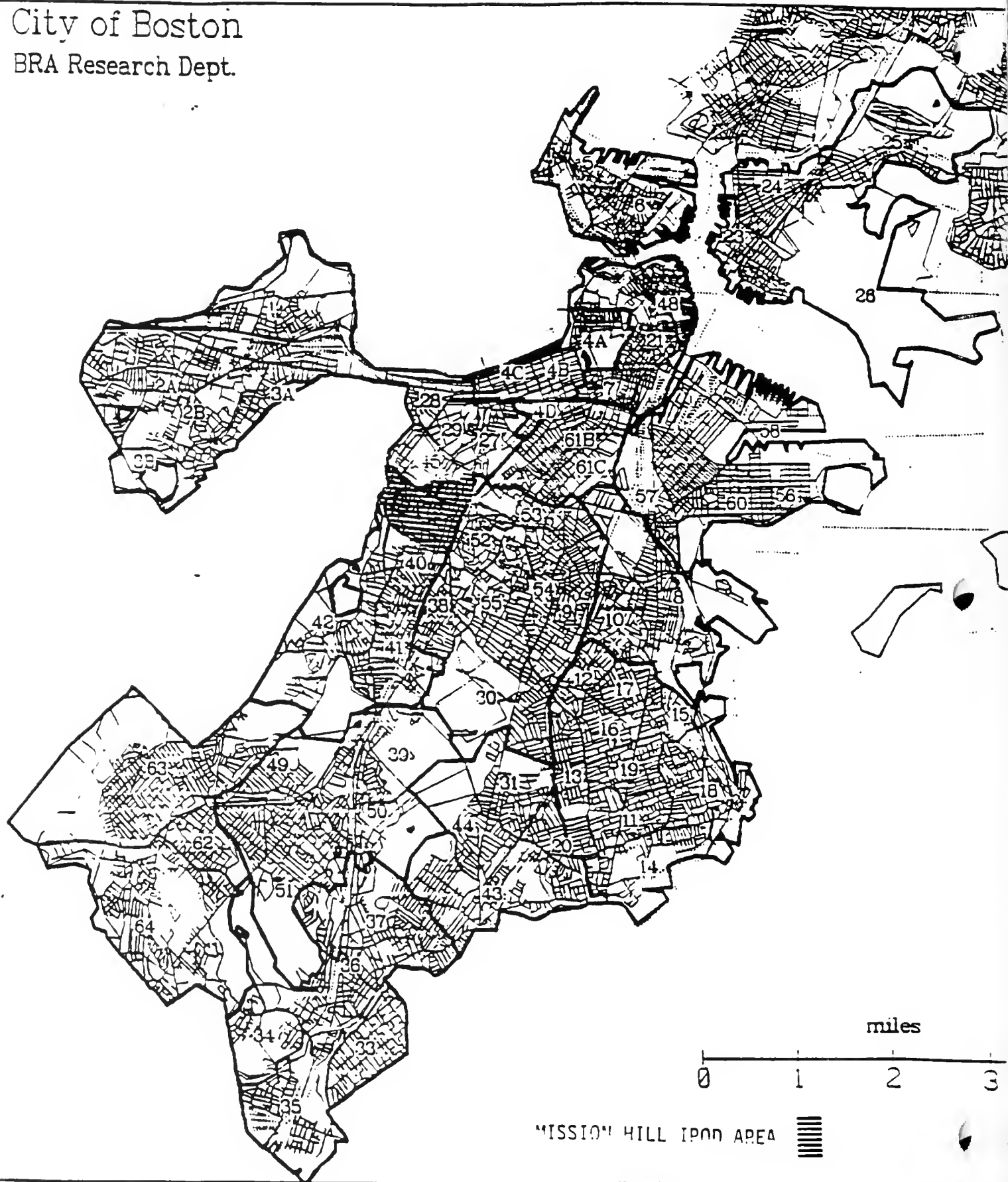
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Stephen Coyle, Director**

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Boston Redevelopment Authority Board Members

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City of Boston
BRA Research Dept.



HIGHLIGHTS of 1990 U.S. CENSUS, STF1 MISSION HILL IPOD POPULATION and HOUSING TABLES

Population Tables

The Mission Hill IPOD has been defined as neighborhood statistical areas; 46: Mission Projects; and 47: The top and back of the hill.

P1: Mission Hill's population in 1990 was 13,286, which was 2.4 percent of the City of Boston.

P2: According to the 1990 U.S. Census, the Mission Hill population increased from 11,063 persons in 1980 to 13,286 in 1990, an increase of 20 percent.

The Hispanic origin population accounted for over one-half (52%) of the increase, followed by Asian and Pacific Islanders with 29 percent, black, non-Hispanic 12 percent and, white, non-Hispanic 11 percent.

Compared to the entire City of Boston, the proportion of the white population of Mission Hill was two-thirds the City's white ratio, while the Hispanic origin population is 2.4 times the city-wide share; and the minority total, Asians and Native Americans are all 50 percent above the City's proportion.

P3: The change in population sorted by age group reveals that 35-54 year old's increased by 938 persons or 52 percent between 1980 and 1990.

Mission Hill had a higher proportion of 0-4 year olds (20 percent above the city-wide share) and 85 years and older (30 percent over the city-wide ratio).

P4: This table reveals the broader age shifts by race/ethnicity, showing that while total white and black population grew by 428 persons (8.2%) and 574 persons (15.7%) respectively, the area lost 245 white persons (-42%) and 58 black persons (-6%) 5-17 years of age. The Asians, Hispanics and all others gained population in all age ranges.

P5: The female population made up 50 percent of the total population but among blacks, females represented 54 percent and among whites and Asians, females consisted of 47 percent.

P6, P6A: Table P6 tallies the number in each age group by race/ethnicity, and Table 6A, points out the differences from the City proportion. In Table 6A, the bold typeface row ratios (from Table P2) and column (from P3) guide the eye to the variations. For example, whites were two-thirds of the City proportion but 1.2 times the city proportion for 85 years and older.

P7: In Mission Hill, 1,061 persons or 8 percent lived in group quarters, (40 percent above the City ratio) of which 590 were institutionalized (3 times the City) and 471 lived in other group quarters (17 % below the city-wide level).

Of the 13,286 persons living in Mission Hill, nearly two-third live in family households (64%), while 28 percent live in non-family households.

P8: Of the 590 persons living in institutions, two-thirds lived in nursing homes, 15 percent were residents of psychiatric hospitals (15 times the City proportion), 12 percent were in correctional institutions (22% above the City ratio), and 3 percent were in juvenile detention facilities (57% above City figure).

Of the 470 persons in other group quarters, two-thirds were in college dormitories, 8 percent were in homeless shelters and 4 percent were visible in street locations (2 and a half times the City proportion).

P9: One-third of the households in Mission Hill were single person households, of these 47 percent were men and 53 percent were women.

Two-thirds of the households were two or more persons and of these 75 percent were family households while 25 percent were non-family households.

One-half of all households contained families, 22 percent were married-couple families, while 28 percent were other families (one-third above City proportion).

The "Other family" category consisted of male householder with no wife present, which was 5 percent of the households (18 percent above the City's ratio). Female householders, no husband present, was 24 percent of the households in Mission Hill (40% above what the City experienced).

Female householders with no husband present but with related children was 17 percent of the households and 67 percent above the City figure.

The non-family households were 20 percent higher than for the City as a whole, with a two to one, male to female householder ratio. The male households were 44 percent above the City ratio.

P10: In Mission Hill there was above city-wide representation of 3 or more person, non-family households.

P11, P11a: The proportion of Hispanic households in Mission Hill were 2.7 times the City's, however; one-third of all Hispanic households were female households with no husband present and with related children (3.8 times the City share).

The share of Asian households were 70 percent greater in Mission Hill than for the City as a whole, however, married couples with children were 2.22 times the City proportion.

The ratio of black households were 1.5 times the City figure, the most significant group was non-family householders not living alone, which was 2.43 times the City proportion.

P12: In Mission Hill most under 18 year old persons (47%), were in female headed households, no husband present, which was 60 percent above the City proportion. Over one-third (35%) lived in a married-couple family, which was 16 percent below the City experience. Institutionalized youths were only six-tenths of 1 percent of total persons under 18, however, the ratio was 2.35 times the city-wide figure.

P13: There was a 26 percent higher proportion of households with members under 18 years than in the City as a whole. There were 1533 family households with members under 18, 55 percent of which were single-female headed families (67% above the City share), 38 percent were married couple families (9% below city-wide), 6 percent were single male headed families (36% above the City ratio).

P14, P14A: In Mission Hill there was a small number but a higher proportion of children 4 years old and under living with non-relatives than the city-wide figure.

P15: There were 1,271 persons over 65 years old in Mission Hill, one-third lived with their family (53% below City ratio), one-third lived in non-family households (24% below the proportion in Boston), and almost one-third lived in group quarters (3 times the City share).

P16: Fifteen percent of the households had members over sixty-five years of age; more than half of these households were one person households, 42 percent were family households, and two percent were non-family households. Each category was below the City share.

P17: The Chinese residents were 73 percent of the Asian-Pacific Islander population, which was two times the City proportion, Asian Indians were although small in number the next largest group at 7 percent and 87 percent above the Boston average proportion.

P18: Mission Hill had a 51 percent higher proportion of females that were separated than the City ratio, and a lower proportion of both males and females who were now married and not separated.

Housing Stock Tables

H1: The total number of housing units in Mission Hill decreased by 5 percent from 5,641 in 1980 to 5,356 in 1990, a loss of 285 units. While there was a decrease in the total number of units; there was a 17 percent increase in the number of occupied units from 4,191 in 1980 to 4,904 in 1990. These 714 new occupied units contributed to the increase of 786 renter-occupied units in the decade, the area had a 27 percent higher proportion of renter-occupied units than the city-wide experience. There was a decrease in the owner-occupied units by 72 units and the area remained 60 percent below the city-wide ratio for owner-occupied units. The increase in occupied units noted above was largely due to the decrease in the number of vacancies from 1980 (1,450) to 1990 (451) or -69 percent.

H2: As Table P2 shows, minority households in Mission Hill were slightly over half of the total of households. Of the 4,904 households 2,025 were white, non-Hispanic households or 41 percent but, the proportion of white, non-hispanic households was 38 percent below the city-wide ratio. The total number of minority households increased by 698 or 32 percent since 1980; the area had 75 percent more minority households than the City ratio. Black Hispanics increased from 1980 (69) to 1990 (155) an increase of 124 percent; compared to Boston as a whole their proportion was 138 percent higher than the city-wide proportion.

H3: Of the 4,904 occupied units, 4,297 were renter-occupied (88%) and 607 were owner-occupied (12%). Between 1980 and 1990 there were 717 additional occupied housing units, 785 were renter-occupied or a 22 percent increase from 1980. There was a decrease in owner occupied units (72) since 1980 or a 11 percent decrease. The largest ownership gains were made by black Hispanics who increased ownership from 6 units in 1980 to 56 units in 1990. A large increase in rental units was made by black Hispanics from 63 units in 1980 to 152 units in 1990.

H4: A little more than half of the households in Mission Hill were occupied by person aged 25-44 years, and most by far were renters. There was a significantly lower ownership proportion than city-wide. Consequently the area had a profoundly higher renter-occupied ratio than the City.

H5: Well over half of the rental units in Mission Hill were occupied by 1 or 2 persons in 1990, the same is true for owner-occupied homes. The proportion of persons per occupied rental unit in 1990, 2.5 persons was 10 percent above the city-wide ratio.

H6: Three- and four-room unit dwellings dominated Mission Hill, some 42 percent of all units. The proportion of one- and two-room units was well above the City's ratio.

H7: The distribution of total rooms by tenure and vacancy revealed that 8 percent were vacant. But there were 17 percent more rooms for rent than the city-wide proportion.

H8, H8a: A little less than two-thirds of the homeowners and 44 percent of the renters lived at 0.5 persons per room or less, and only 14 percent of all units had more than one person per room. There were 304 rental units and 23 owner-occupied units with densities greater than 1.5 persons per room.

H9: Of the 159 specified owner-occupied single-family units their value at the lower quartile was \$84,598, the median value was \$116,071, and the upper quartile was \$145,644. All were well below the comparable city-wide figures in 1990.

H10: The average single-family home in Mission Hill was worth \$147,200. The ratio of the number of owner-occupied single-family units in Mission Hill for Asians and Hispanics was well above the city-wide ratio.

H11: Due to the presence of significant amounts of public and assisted housing in Mission Hill, the lower quartile rent of \$163 was only 50 percent of the city-wide average for all rentals; also, the median of \$435 was at 80 percent of the City median. Also, the upper quartile rent of \$649 was 12 percent below city-wide level.

H12: The average rent in Mission Hill is \$502, and this table shows that all minorities except for Asians tend to pay less than this average. The whites paid an average monthly rent of \$573, which was 6 percent below the city-wide median.

H13, H13a: Slightly more than one-fourth of the housing stock in 1990 was in structures that contained three or four units and 18.5 percent of the housing units were made up of 5-9 unit structures (52 percent above the city-wide share).

H14, H14a: The 3-4 unit structures in Mission Hill housed 30 percent of the population, while 20 percent lived in 5-9 unit structures, almost double the city-wide proportion.

H15: Detailed data for vacant units indicates that units for rent were two-thirds of the vacant units which is five percent higher than the city average.

H16: In 1990, about 34 percent of the vacant units available for rent had been on the market for less than 2 months. Almost half of the vacant units had been available 2 to 6 months. The proportion of the Mission Hill units in these two categories was about one-third higher than in Boston as a whole.

STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.

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GLOSSARY OF CENSUS TERMS

P 1: MISSION HILL (NSAs 46 & 47) POPULATION, 1990

Total Persons: 13,286 Population Percent of City: 2.3

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990

MISSION HILL (46+47)	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent	Number	Percent	
Total Population	11,063	100.0	13,286	100.0	2,223	20.1	1.00
White1	5,202	47.0	5,830	42.4	428	8.2	0.67
Black1	3,665	33.1	4,239	31.9	574	15.7	1.26
Native Americans	55	0.5	67	0.5	12	21.8	1.54
Asian + Pacific Islanders	458	4.1	1,102	8.3	644	140.6	1.57
Other Race	1,683	15.2	2,236	16.8	553	32.9	2.83
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic Origin	2,310	20.9	3,470	26.1	1,160	50.2	2.42
White	576	5.2	763	5.7	187	32.5	0.09
Black	189	1.7	496	3.7	307	162.4	0.15
All other	1,545	14.0	2,211	16.6	666	43.1	3.20
-----	-----	-----	-----	-----	-----	-----	-----
Total Minorities	9,437	86.2	8,419	63.4	1,088	30.6	1.80
-----	-----	-----	-----	-----	-----	-----	-----
White, Non-Hisp.	4,626	41.8	4,867	36.6	241	5.2	0.62
Black, Non-Hisp.	3,476	31.4	3,743	28.2	267	7.7	1.18

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990

MISSION HILL (46+47)	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
Total Persons:	11,063	100.0	13,286	100.0	2,223	20.1	1.00
0-4 years	810	7.3	1,041	7.8	231	28.5	1.23
5-14	1,639	14.8	1,542	11.6	(97)	-5.9	1.18
15-24	2,793	25.2	3,072	23.1	279	10.0	1.14
25-34	2,246	20.3	2,928	22.0	682	30.4	0.96
35-44	1,082	9.6	1,762	13.3	700	65.9	0.97
45-54	745	6.7	983	7.4	238	31.9	0.91
55-64	755	6.8	678	5.1	(79)	-10.5	0.72
65-74	558	5.0	578	4.3	18	3.2	0.89
75-84	342	3.1	448	3.4	106	31.0	0.88
85 +	113	1.0	246	1.9	133	117.7	1.29

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

MISSION HILL (46+47)

<u>Years and Age</u>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>All : Others2</u>	<u>Hispanic Origin</u>
1980, Total:	11,063	5,202	3,665	448	1,748	2,310
0-4 years	810	229	355	19	207	276
5-17	2,212	584	932	72	624	831
18-64	7,028	3,599	2,209	332	888	1,147
65 +	1,013	790	169	25	29	56
1990, Total:	13,286	5,630	4,239	1,102	2,303	3,470
0-4 years	1,041	230	428	105	278	381
5-17	1,976	339	874	136	627	878
18-64	8,987	4,215	2,640	802	1,330	2,062
65 +	1,270	846	297	59	68	149
Abs. Change, '90-'80:	2,223	428	574	654	555	1,160
0-4 years	231	1	73	86	71	105
5-17	(236)	(245)	(58)	64	3	47
18-64	1,959	616	431	470	442	915
65 +	257	56	128	34	39	93
Pct. Change, '90-'80:	20.1	8.2	15.7	146.0	31.8	50.2
0-4 years	28.5	0.4	20.6	452.6	34.3	38.0
5-17	-10.7	-42.0	-6.2	88.9	0.5	5.7
18-64	27.9	17.1	19.5	141.6	49.8	79.8
65 +	25.4	7.1	75.7	136.0	134.5	166.1

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990

<u>MISSION HILL (46+47)</u>	<u>Female Percent of Total Population</u>
Total Population	50.2
White*	47.0
Black*	53.6
Asian + Pac. Islanders	46.7
<u>Ratio to Boston Median Age, Gender:</u>	
Total Population	0.97
White*	0.91
Black*	1.01
Asian + Pac. Islanders	0.95

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

* includes persons of Hispanic origin

P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990

MISSION HILL (46+47)	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
Total Population:	13,286	5,630	4,239	1,102	2,315	3,470
Age						
0-4 years	1,041	230	428	105	278	381
5-14	1,542	264	694	96	488	681
15-24	3,072	1,529	780	217	546	785
25-34	2,928	1,266	937	298	427	671
35-44	1,762	764	581	172	245	392
45-54	983	408	321	89	165	265
55-64	676	323	201	66	86	146
65-74	576	319	173	39	45	90
75-84	448	328	87	14	19	44
85 +	246	199	37	6	4	15
0-4 years	1,041	230	428	105	278	381
5-17	1,976	339	874	136	627	878
5-11	1,139	196	522	65	356	495
12-14	403	68	172	31	132	186
15-17	434	75	180	40	139	197
18-64	8,987	4,215	2,640	802	1,330	2,062
18-44	7,328	3,484	2,118	647	1,079	1,651
45-64	1,659	731	522	155	251	411
65 +	1,270	846	297	59	68	149

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:

MISSION HILL (46+47)	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
Total Population:	1.00	0.67	1.25	1.57	2.78	2.42
Age						
0-4 years	1.23	0.60	1.32	2.19	3.05	2.51
5-14	1.18	0.50	1.27	1.21	3.13	2.85
15-24	1.14	0.88	1.27	1.24	2.94	2.44
25-34	0.96	0.62	1.41	1.80	2.39	2.05
35-44	0.97	0.69	1.17	1.83	2.32	2.14
45-54	0.91	0.61	1.02	1.81	2.96	2.71
55-64	0.72	0.49	0.95	1.58	2.67	2.58
65-74	0.69	0.50	1.18	1.30	2.44	2.61
75-84	0.88	0.78	1.38	0.87	2.30	2.71
85 +	1.29	1.21	1.98	1.29	2.11	3.54

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans

P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990

	Total Persons	Total (in percent)	Subtotal	ND/Boston Ratio1
MISSION HILL (NSAs 46+47)				
All Persons:	13,286	100.0	—	1.00
<u>In family households:</u>	8,458	63.7	100.0	0.95
Householder	2,484	18.7	29.4	0.93
Spouse	1,088	8.2	12.9	0.69
Child:	3,591	27.0	42.5	1.04
Natural-born or adopted	3,512	26.4	41.5	1.03
Step	79	0.6	0.9	1.15
Grandchild	266	2.0	3.1	1.20
Other relatives	682	5.1	8.1	1.09
Nonrelatives	347	2.6	4.1	1.13
 Average persons per family:	3.40	—	—	1.07
<u>In nonfamily households:</u>	3,767	28.4	100.0	1.03
Householder living alone	1,618	12.2	43.0	0.86
Householder not living alone	804	6.1	21.3	1.11
Nonrelatives	1,345	10.1	35.7	1.28
<u>In group quarters:</u>	1,061	8.0	100.0	1.40
Institutionalized persons	590	4.4	55.6	3.05
Other persons in group quarters	471	3.5	44.4	0.83

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS, 1990

	Total Persons	Total (in percent)	Subtotal	ND/Boston Ratio1
MISSION HILL (NSAs 46+47)				
All persons in group quarters:	1,060	100.0	—	1.00
<u>Institutionalized persons</u>	590	55.7	100.0	2.19
Correctional institutions	72	6.8	12.2	1.22
Nursing homes	399	37.6	67.6	2.27
Mental (Psychiatric) hospitals	86	8.1	14.6	15.41
Juvenile institutions	15	1.4	2.5	1.57
Other institutions	18	1.7	3.1	0.91
<u>Other persons in group quarters</u>	470	44.3	100.0	0.59
College dormitories	311	29.3	66.2	0.54
Military quarters	0	0.0	0.0	0.00
Emergency shelters for homeless	38	3.6	8.1	0.52
Visible in street locations	18	1.7	3.8	2.56
Other noninstitutional group quarters	103	9.7	21.9	0.90

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

	Total H'holds	Total (in percent)	Subtotal	ND/Boston Ratio:1
MISSION HILL (NSAs 46+47)				
All households:	4,904	100.0	—	1.00
1 person:	1,617	33.0	100.0	0.93
Male householder	765	15.6	47.3	1.00
Female householder	852	17.4	52.7	0.87
2 or more persons:	3,287	67.0	100.0	1.04
Family households:	2,483	50.6	75.5	1.00
Married-couple family:	1,089	22.2	33.1	0.75
With related children	582	11.9	17.7	0.91
No related children	507	10.3	15.4	0.62
Other family:	1,394	28.4	42.4	1.35
Male householder, no wife present:	242	4.9	7.4	1.18
With related children	95	1.9	2.9	1.37
No related children	147	3.0	4.5	1.08
Female householder, no husband present:	1,152	23.5	35.0	1.40
With related children	847	17.3	25.8	1.67
No related children	305	6.2	9.3	0.97
Nonfamily households:	804	16.4	24.5	1.20
Male householder	528	10.8	16.1	1.44
Female householder	276	5.6	8.4	0.90

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

MISSION HILL (NSAs 46+47)	Household counts			ND/Boston Ratios:1		
	Total	Family	Non-Family	Total	Family	Non-Family
All households:	4,904	2,482	2,422	1.00	1.00	1.00
Household size:						
1 person	1,618	n/a	1,618	0.93	n/a	0.93
2 persons	1,315	851	464	0.91	0.88	0.97
3 persons	873	670	203	1.20	1.10	1.66
4 persons	566	471	95	1.12	1.04	1.93
5 persons	272	245	27	1.03	0.98	2.11
6 persons	152	141	11	1.23	1.20	1.66
7 or more persons	108	104	4	1.14	1.13	1.29

Source: 1990 US Census STF1 Count, Table P27.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

MISSION HILL (NSAs 46+47)	Household Counts				
	All	White*	Black*	Asian	Hispanic
All households:	4,900	2,283	1,580	348	1,071
Family households:	2,480	788	923	245	789
Married-couple family:	1,068	437	277	203	269
With related children	581	182	162	118	172
No related children	507	255	115	85	97
Other family:	1,392	351	646	42	520
Male householder, no wife present:	241	86	98	18	69
With related children	94	18	48	6	35
No related children	147	68	50	12	34
Female householder, no husband present:	1,151	265	548	24	451
With related children	846	130	426	15	384
No related children	305	135	122	9	67
Nonfamily households:	2,420	1,495	657	103	282
Householder living alone	1,617	941	494	58	215
Householder not living alone	803	554	163	45	67

Source: 1990 US Census STF1 Count, Table P19.

*- Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

MISSION HILL (NSAs 46+47)	(ratios)				
	All	White*	Black*	Asian	Hispanic
All households:	1.00	0.67	1.47	1.68	2.71
Family households:	1.00	0.53	1.29	1.94	2.83
Married-couple family:	0.75	0.43	1.00	2.14	2.15
With related children	0.91	0.49	1.00	2.22	2.10
No related children	0.82	0.40	1.00	2.03	2.24
Other family:	1.38	0.75	1.48	1.32	3.40
Male householder, no wife present:	1.17	0.78	1.45	1.50	2.32
With related children	1.35	0.72	1.51	1.46	2.33
No related children	1.08	0.80	1.40	1.52	2.30
Female householder, no husband present:	1.40	0.74	1.48	1.22	3.66
With related children	1.67	0.82	1.54	1.26	3.83
No related children	0.97	0.68	1.30	1.16	2.88
Nonfamily households:	1.00	0.78	1.82	1.28	2.42
Householder living alone	0.93	0.69	1.68	1.09	2.87
Householder not living alone	1.20	0.99	2.43	1.65	1.62

*- Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990

MISSION HILL (NSAs 46+47)	Persons	Percent	ND/Boston Ratio1
Total Asian or Pacific Islanders:	1,097	100.0	1.56
<u>Asian</u>	1,090	99.4	1.56
Chinese	805	73.4	2.08
Filipino	20	1.8	0.84
Japanese	41	3.7	0.99
Asian Indian	85	7.7	1.87
Korean	39	3.6	1.47
Vietnamese	37	3.4	0.34
Cambodian	5	0.5	0.22
Hmong	1	0.1	21.61
Laotian	0	0.0	0.00
Thai	12	1.1	1.77
Other Asian	45	4.1	1.59
<u>Pacific Islander</u>	7	0.6	1.46

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990

MISSION HILL (NSAs 46+47)	Total	Males	M/Tot (percent)	ND/Boston Ratio1	Females	Fe/Tot (percent)	ND/Bost Ratio1
Total persons 15 years and over:	10,700	5,323	49.7	1.01	5,377	50.3	0.92
<u>Marital status:</u>							
Never married	6,031	3,362	55.7	1.15	2,669	44.3	0.97
Now married, and not separated	2,655	1,354	51.0	0.78	1,301	49.0	0.78
Separated	534	174	32.6	1.20	360	67.4	1.51
Widowed	665	113	17.0	0.78	552	83.0	0.88
Divorced	815	320	39.3	1.04	495	60.7	1.11

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP, 1990

			ND/Boston
MISSION HILL (NSAs 46+47)	Number	Percent	Ratio1
All persons under 18 years:	3,017	100.0	1.19
<u>In households:</u>	2,998	99.4	1.19
Household head or spouse	3	0.1	0.62
Own child:	2,589	85.8	1.17
In married-couple family	1,042	34.5	0.84
In other family:	1,547	51.3	1.58
Male householder, no wife present	141	4.7	1.45
Female householder, no husband present	1,406	46.6	1.60
Other relatives	341	11.3	1.34
Nonrelatives	65	2.2	1.38
<u>In group quarters:</u>	19	0.6	1.02
Institutionalized persons	17	0.6	2.35
Other persons in group quarters	2	0.1	0.17

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990

	With Persons Under 18			ND/Boston Ratios:1		
MISSION HILL (NSAs 46+47)	Total	1,+*	none	Total	1,+*	none
All households	4,907	1,555	3,352	1.00	1.26	0.91
<u>Family households:</u>	2,484	1,533	951	1.00	1.25	0.75
Married-couple family	1,089	586	503	0.75	0.91	0.62
Other family:	1,395	947	448	1.35	1.63	1.00
Male h'holder, no wife present	242	97	145	1.18	1.36	1.08
Female h'holder, no husband present	1,153	850	303	1.40	1.67	0.97
<u>Nonfamily households:</u>	2,423	22	2,401	1.00	1.94	1.00
Male householder	1,293	13	1,280	1.14	1.97	1.14
Female householder	1,130	9	1,121	0.88	1.90	0.88

Source: 1990 US Census STF1 Count, Table P18.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

*- one or more persons under 18 years of age

P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990

MISSION HILL (NSAs 46+47)	In Households				In Group Quarters	
	Total	OwnChil	Relat'n	NonRel'n	Inst'lzd	Other
All Persons under 18 years:	3,020	2,589	342	66	18	2
Household head or spouse under 18:	3	n/a	n/a	n/a	n/a	n/a
Total dependents under 18:	3,017	2,589	342	66	18	2
Under 3 years	621	512	90	19	0	0
3 and 4 years	419	364	45	10	0	0
5 years	173	149	21	3	0	0
6 to 11 years	969	850	87	18	14	0
12 and 13 years	274	240	28	2	3	1
14 years	132	113	14	5	0	0
15 to 17 years	429	361	57	9	1	1

Source: 1990 US Census STF1 Count, Table P22.

P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1

MISSION HILL (NSAs 46+47)	(ratios)				In Group Quarters	
	Total	OwnChil	Relat'n	NonRel'n	Inst'lzd	Other
All Persons under 18 years:	1.00	0.98	1.13	1.18	2.09	0.15
Household head or spouse under 18:	0.52	n/a	n/a	n/a	n/a	n/a
Total dependents under 18:	1.00	0.98	1.13	1.18	2.09	0.15
Under 3 years	1.00	0.98	1.07	1.65	0.00	0.00
3 and 4 years	1.09	1.10	1.02	1.47	0.00	0.00
5 years	0.97	0.95	1.18	1.15	0.00	0.00
6 to 11 years	1.01	0.99	1.06	1.13	7.96	0.00
12 and 13 years	0.97	0.94	1.29	0.45	6.42	1.35
14 years	0.94	0.90	1.35	1.68	0.00	0.00
15 to 17 years	0.96	0.94	1.36	0.76	0.18	0.28

NB: These ratios compare the proportions in the neighborhood district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.

P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990

MISSION HILL (NSAs 46+47)	Persons over 65			ND/Boston Ratio1
	Number Persons	Total (in percent)	Subtotal	
All Persons 65 years and over	1,271	100.0	—	0.83
<u>In family households:</u>	429	33.8	100.0	0.53
Householder	229	18.0	53.4	0.52
Spouse	99	7.8	23.1	0.44
Other relatives	100	7.9	23.3	0.76
No relatives	1	0.1	0.2	0.08
<u>In nonfamily households:</u>	440	34.6	100.0	0.76
Male householder:	126	9.9	28.6	0.87
Living alone	118	9.3	26.8	0.87
Not living alone	8	0.6	1.8	0.84
Female householder:	307	24.2	69.8	0.74
Living alone	303	23.8	68.9	0.75
Not living alone	4	0.3	0.9	0.37
No relatives	7	0.6	1.6	0.35
<u>In group quarters:</u>	402	31.6	100.0	2.93
Institutionalized persons	373	29.3	92.8	3.04
Other persons in group quarters	29	2.3	7.2	1.97

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

MISSION HILL (NSAs 46+47)	Total			ND/Boston Ratio1
	H'hlds	Total (in percent)	Subtotal	
All households	4,907	100.0	—	1.00
<u>H'hlds w/ 1 or more 65 years and over</u>	748	15.2	100.0	0.72
1 person	421	8.6	56.3	0.84
2 or more persons:	327	6.7	43.7	0.61
Family households	313	6.4	41.8	0.62
Nonfamily households	14	0.3	1.9	0.55
<u>Households with no persons 65 years +</u>	4,159	84.8	100.0	1.07
1 person	1,196	24.4	28.8	0.96
2 or more persons:	2,961	60.3	71.2	1.13
Family households	2,171	44.2	52.2	1.10
Nonfamily households	790	16.1	19.0	1.22

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole.

H 1: HOUSING UNITS by TENURE, 1980 and 1990 *

	1980		1990		1990-1980 Change		1990 ND/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
MISSION HILL (NSA 46+47)							
Total Housing Units:	5,641	100.0	5,356	100.0	(285)	-5.1	1.00
Occupied total:	4,191	74.3	4,906	91.6	714	17.0	1.01
Owner occupied	679	12.0	607	11.3	(72)	-10.6	0.40
Renter occupied	3,512	62.3	4,298	80.2	786	22.4	1.27
Vacant total:	1,450	25.7	451	8.4	(999)	-68.9	0.64
For sale only	28	0.5	14	0.3	(14)	-50.0	0.34
For rent	722	12.8	300	5.6	(422)	-58.4	1.06
All other vacant DUs	700	12.4	137	2.6	(563)	-80.4	0.90

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

	1980		1990		1990-1980 Change		1990 ND/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
MISSION HILL (NSA 46+47)							
All Occupied housing units	4,191	100.0	4,904	100.0	713	17.0	1.01
White1	2,184	52.1	2,288	46.6	101	4.6	0.67
Black1	1,376	32.8	1,578	32.2	202	14.7	1.48
American Indian, Eskimo, or Aleut	22	0.5	23	0.5	1	4.5	1.50
Asian or Pacific Islander	180	3.6	380	7.1	200	133.3	1.70
Other race	459	11.0	668	13.6	209	45.5	3.32
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Hispanic Origin	649	15.5	1,070	21.8	421	64.9	2.71
White	174	4.2	260	5.3	86	49.4	1.73
Black	69	1.6	188	3.2	86	124.6	2.38
All others	406	9.7	665	13.4	249	61.3	3.65
-----	-----	-----	-----	-----	-----	-----	-----
Total minorities	2,181	52.0	2,879	58.7	698	32.0	1.78
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White, Non-Hispanic	2,010	48.0	2,028	41.3	18	0.7	0.62
Black, Non-Hispanic	1,307	31.2	1,428	29.1	118	9.0	1.41

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied					Renter-Occupied			
	1980	1990	1990-1980 Chang			1980	1990	1990-1980 Change	
	Number	Number	Number	Percent		Number	Number	Number	Percent
MISSION HILL (NSA 46+47)									
Occupied housing units	679	607	(72)	-10.6		3,512	4,297	785	22.4
White1	368	408	42	11.5		1,818	1,877	59	3.2
Black1	43	92	49	114.0		1,333	1,486	153	11.5
American Indian, Eskimo, or Aleut	3	1	(2)	-66.7		19	22	3	15.8
Asian or Pacific Islander	27	70	43	159.3		123	280	157	127.6
Other race	240	36	(204)	-85.0		219	632	413	188.6
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Hispanic Origin	24	56	32	133.3		628	1,014	389	62.2
White	4	0	(4)	-100.0		170	241	71	41.8
Black	6	66	60	833.3		63	182	89	141.3
All others	14	0	(14)	-100.0		392	621	229	58.4
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Total minorities	317	100	(218)	-37.2		1,844	2,661	797	42.8
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White, Non-Hispanic	362	400	46	12.7		1,848	1,836	(12)	-0.7
Black, Non-Hispanic	37	36	(1)	-2.7		1,276	1,334	64	5.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

H 4: TENURE by AGE of HOUSEHOLDER, 1990

MISSION HILL (NSA 46+47)				<u>ND/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units:	4,908	608	4,298	1.00	0.40	1.27
<u>Age of Householder:</u>						
15 to 24 years	657	15	642	1.32	0.83	1.37
25 to 34 years	1,436	115	1,320	1.06	0.46	1.20
35 to 44 years	1,060	174	885	1.00	0.61	1.41
45 to 54 years	844	135	509	1.06	0.83	1.42
55 to 64 years	440	67	373	0.82	0.27	1.29
65 to 74 years	374	60	314	0.73	0.27	1.10
75 years and over	287	42	245	0.89	0.27	0.96

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H 8: PERSONS in DWELLING UNIT, 1990

MISSION HILL (NSA 46+47)	<u>Occupied Housing Units</u>			<u>ND/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units	4,908	608	4,297	1.00	0.40	1.27
<u>Occupants:</u>						
1 person	1,817	159	1,458	0.93	0.38	1.10
2 persons	1,316	183	1,133	0.91	0.39	1.16
3 persons	874	113	761	1.20	0.47	1.56
4 persons	566	68	498	1.12	0.36	1.59
5 persons	272	46	226	1.03	0.43	1.45
6 persons	181	24	127	1.22	0.48	1.73
7 or more persons	100	15	94	1.15	0.37	1.75
Persons per occupied housing unit:	2.46	2.66	2.47	1.05	1.01	1.10
Aggregate Persons by Tenure:	12,226	1,616	10,610			
In percent of Total:	100.0	13.2	86.8	1.00	0.38	1.32

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990

MISSION HILL (NSA 46+47)	Housing Units		ND/Boston Ratio
	Number	Percent	
Total Housing units	5,354	99.9	1.00
<u>Rooms per Unit:</u>			
1 room	422	7.9	1.34
2 rooms	892	16.7	1.62
3 rooms	1,254	23.4	1.28
4 rooms	1,020	19.0	0.86
5 rooms	873	16.3	0.81
6 rooms	598	11.2	0.87
7 rooms	162	3.0	0.88
8 rooms	53	1.0	0.37
9 or more rooms	80	1.5	0.36

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990

MISSION HILL (NSA 46+47)	Total Rooms	Total (in percent)	Subtotal	ND/Boston Ratio
Total Rooms in All DUs	20,375	100.0	—	1.00
<u>Tenure and Status</u>				
<u>In Occupied DUs</u>	18,690	91.7	100.0	1.00
Owner occupied	3,322	16.3	17.8	0.43
Renter occupied	15,368	75.4	82.2	1.40
<u>In Vacant DUs:</u>	1,685	8.3	100.0	1.00
For rent	1,065	5.2	63.2	1.17
For sale only	68	0.3	4.0	0.42
Rented or sold, not occupied	197	1.0	11.7	0.96
For seasonal, recreational, or occasional	2	0.0	0.1	0.04
For migrant workers	0	0.0	0.0	0.00
Other vacant	353	1.7	20.9	1.03

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS by TENURE, 1990

	Occupied Housing Units				ND/Boston Ratios:1		
	Total	Owner	Renter		Total	Owner	Renter
MISSION HILL (NSA 46+47)							
All occupied Housing Units	4,905	607	4,298	:	1.00	0.40	1.27
Persons per Room:				:			
0.50 or less	2,270	393	1,877	:	0.70	0.37	1.04
0.51 to 1.00	1,982	172	1,780	:	1.18	0.43	1.38
1.01 to 1.50	366	19	337	:	1.88	0.61	2.13
1.51 to 2.00	209	17	232	:	2.29	1.65	2.36
2.01 or more	78	6	72	:	2.00	2.29	1.98

Source: 1990 US Census STF1 Counts, Tables H21, H22.

H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS by TENURE, 1990

	(in percent)						
MISSION HILL (NSA 46+47)	Column Distribution			:	Row Distribution		
	Total	Owner	Renter	:	Total	Owner	Renter
All occupied Housing Units	100.0	100.0	100.0	:	100.0	12.4	87.6
<u>Persons per Room:</u>				:			
0.50 or less	46.3	64.7	43.7	:	100.0	17.3	82.7
0.51 to 1.00	39.8	28.3	41.4	:	100.0	8.8	91.2
1.01 to 1.50	7.3	3.1	7.8	:	100.0	5.3	94.7
1.51 to 2.00	5.1	2.8	5.4	:	100.0	6.8	93.2
2.01 or more	1.6	1.0	1.7	:	100.0	7.7	92.3

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.

H 8: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990

MISSION HILL (NSA 46+47)	ND/Boston		
	<u>Number</u>	<u>Percent</u>	<u>Ratio</u>
Specified Owner-occupied DUs:	159	100.0	1.00
Value:			
Less than \$15,000	8	5.0	15.17
15,000 to 19,999	1	0.6	3.75
20,000 to 24,999	0	0.0	0.00
25,000 to 29,999	0	0.0	0.00
30,000 to 34,999	0	0.0	0.00
35,000 to 39,999	1	0.6	3.92
40,000 to 44,999	0	0.0	0.00
45,000 to 49,999	0	0.0	0.00
50,000 to 59,999	5	3.1	5.58
60,000 to 74,999	4	2.5	1.54
75,000 to 99,999	10	6.3	1.08
100,000 to 124,999	18	17.6	1.63
125,000 to 149,999	15	22.0	1.19
150,000 to 174,999	13	20.8	0.84
175,000 to 199,999	12	7.5	0.48
200,000 to 249,999	12	7.5	0.67
250,000 to 299,999	5	3.1	0.70
300,000 to 399,999	4	2.5	1.00
400,000 to 499,999	1	0.6	0.79
500,000 or more	0	0.0	0.00
LOWER QUARTILE VALUE	\$84,598		0.64
MEDIAN VALUE	\$116,071		0.72
UPPER QUARTILE VALUE	\$145,644		0.78

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990

MISSION HILL (NSA 46+47)	Number of Units	Total Value (millions)	Percent	Per Unit Value	ND/Boston Ratios:2		
					Number of Units	Total Value	Per Unit Value
Total for specified owner-occupied one family housing units:	157	\$23.112	100.0	\$147,200	1.00	1.00	0.84
Owner:							
White1	81	13.329	57.7	\$164,600	0.64	0.70	0.92
Black1	34	5.100	22.1	\$150,000	1.33	1.51	0.97
American Indian, Eskimo, or Aleut	1	0.198	0.9	\$197,700	3.72	3.08	1.14
Asian or Pacific Islander	27	2.751	11.9	\$101,900	9.38	6.65	0.60
Other race	14	1.735	7.5	\$123,900	8.20	7.99	0.82
Hispanic origin	21	2.631	11.4	\$125,300	5.20	4.75	0.77

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the neighborhood district to Boston as a whole

H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

MISSION HILL (NSA 46+47)	Number	Percent	ND/Boston	
			Ratio	
Specified renter-occupied units:	4,283	100.0	1.00	
Cash rent:	4,246	99.1	1.01	
Less than \$100	150	3.5	1.23	
100 to 149	520	12.1	1.82	
150 to 199	328	7.7	1.89	
200 to 249	236	5.5	1.32	
250 to 299	161	3.8	1.14	
300 to 349	196	4.6	1.02	
350 to 399	149	3.5	0.82	
400 to 449	243	5.7	0.92	
450 to 499	203	4.7	0.93	
500 to 549	275	6.4	0.88	
550 to 599	215	5.0	0.84	
600 to 649	268	6.3	0.82	
650 to 699	246	5.7	0.82	
700 to 749	194	4.5	0.78	
750 to 999	632	14.7	1.02	
1,000 or more	231	5.4	0.64	
No cash rent	39	0.9	0.63	
LOWER QUARTILE CONT. RENT	\$163		0.60	
MEDIAN CONTRACT RENT	\$435		0.80	
UPPER QUARTILE CONT. RENT	\$649		0.88	

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990

MISSION HILL (NSA 46+47)	Number of Units	Total Rent/Mo (millions)	Percent	Average Rent/Mo (dollars)	ND/Boston Ratios:2		
					Number of Units	Total Rent/M	Average Rent/Mo
Specified renter-occupied							
Due paying cash rent:	4,243	\$2,128	100.0	\$502	1.00	1.00	0.89
White1	1,844	1,056	49.6	573	0.67	0.71	0.94
Black1	1,475	0,683	32.1	463	1.42	1.59	1.00
American Indian, Eskimo, or Aleut	21	0,008	0.4	383	1.42	1.28	0.80
Asian or Pacific Islander	277	0,165	7.8	597	1.32	1.52	1.03
Other race	626	0,216	10.1	348	2.86	2.35	0.73
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Hispanic origin	1,003	0,370	17.4	368	2.32	1.93	0.74

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the neighborhood district to Boston as a whole

H13: TENURE by HOUSING UNITS in STRUCTURE, 1990

					ND/Boston Ratios:1			
		Owner	Renter			Owner	Renter	
MISSION HILL (NSA 46+47)	Total	Occupied	Occupied	Vacant	Total	Occup'd	Occup'd	Vacant
All Housing Units	6,362	608	4,295	449	1.00	0.40	1.27	0.94
Units per structure:								
1, detached	80	59	28	2	0.16	0.11	0.48	0.10
1, attached	302	110	165	27	1.24	0.98	1.45	1.52
2	344	107	216	21	0.46	0.38	0.88	0.43
3 or 4	1,438	237	1,067	132	1.04	0.80	1.12	0.94
5 to 9	988	27	850	111	1.52	0.34	1.70	1.35
10 to 19	679	44	530	105	1.18	0.76	1.18	1.69
20 to 49	827	11	481	35	1.04	0.21	1.22	0.60
50 or more	914	1	899	14	1.60	0.02	1.96	0.28
Mobile home or trailer	1	1	0	0	0.25	0.38	0.00	0.00
Other	72	11	59	2	1.18	0.64	1.39	0.74

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990

	Column Distribution				(in percent)	Row Distribution			
	Total	Owner	Renter	Vacant		Total	Owner	Renter	Vacant
MISSION HILL (NSA 46+47)									
All Housing Units	100.0	100.0	100.0	100.0		100.0	11.4	80.3	8.4
Units per structure:									
1, detached	1.7	9.7	0.7	0.4		100.0	66.3	31.5	2.2
1, attached	5.6	18.1	3.8	6.0		100.0	36.4	54.6	8.9
2	6.4	17.6	5.0	4.7		100.0	31.1	62.8	6.1
3 or 4	26.8	39.0	24.8	29.4		100.0	16.5	74.3	9.2
5 to 9	18.5	4.4	19.8	24.7		100.0	2.7	96.0	11.2
10 to 19	12.7	7.2	12.3	23.4		100.0	6.5	78.1	15.5
20 to 49	9.8	1.8	11.2	7.8		100.0	2.1	91.3	6.6
50 or more	17.1	0.2	20.9	3.1		100.0	0.1	98.4	1.5
Mobile home or trailer	0.0	0.2	0.0	0.0		100.0	100.0	0.0	0.0
Other	1.3	1.8	1.4	0.4		100.0	15.3	81.9	2.8

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990
MISSION HILL (NSA 46+47)

				ND/Boston Ratios:		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>	<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons in Occupied Units	12,228	1,617	10,609	1.00	0.38	1.32
<u>Units per structure:</u>						
1, detached	328	203	122	0.17	0.12	0.64
1, attached	985	351	634	1.39	1.04	1.71
2	879	256	623	0.48	0.28	0.69
3 or 4	3,728	620	3,108	1.09	0.79	1.18
5 to 9	2,475	61	2,414	1.86	0.39	2.06
10 to 19	1,219	71	1,148	1.10	0.71	1.14
20 to 49	924	16	908	1.09	0.18	1.29
50 or more	1,504	2	1,502	1.82	0.02	2.04
Mobile home or trailer	3	3	0	0.46	0.56	0.00
Other	184	34	150	1.26	0.70	1.64

Source: 1990 US Census STF1 Counts, Table H44.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

	(in percent)					
	<u>Column Distribution</u>			<u>Row Distribution</u>		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>	<u>Total</u>	<u>Owned</u>	<u>Rented</u>
MISSION HILL (NSA 46+47)						
Total Persons:	100.0	100.0	100.0	100.0	13.2	86.8
<u>Units per structure:</u>						
1, detached	2.7	12.6	1.1	100.0	62.5	37.5
1, attached	8.1	21.7	6.0	100.0	33.6	64.4
2	7.2	15.8	5.9	100.0	29.1	70.9
3 or 4	30.5	38.3	29.3	100.0	16.6	83.4
5 to 9	20.2	3.8	22.8	100.0	2.5	97.5
10 to 19	10.0	4.4	10.8	100.0	5.8	94.2
20 to 49	7.6	1.0	8.6	100.0	1.7	98.3
50 or more	12.3	0.1	14.2	100.0	0.1	99.9
Mobile home or trailer	0.0	0.2	0.0	100.0	100.0	0.0
Other	1.5	2.1	1.4	100.0	18.5	81.5

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

H16: STATUS of VACANT HOUSING UNITS, 1990

MISSION HILL (NSA 46+47)			ND/Boston Ratio1
	Number	Percent	
Total vacant housing units:	451	100.0	0.84
<u>Status:</u>			
For rent	300	66.5	1.06
For sale only	14	3.1	0.34
Rented or sold, not occupied	41	9.1	0.84
For seasonal, or occasional use	1	0.2	0.06
For migrant workers	0	0.0	0.00
Other vacant	95	21.1	1.12
.....
Boarded up	7	1.6	0.21
Not boarded up	444	98.4	1.00
.....
Vacant, usual home elsewhere	3	0.7	0.11
All other vacants	448	99.3	0.89

Source: 1990 US Census STF1 Counts, Tables H3, H6, H7.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole

H16: VACANCY STATUS by DURATION of VACANCY, 1990

MISSION HILL (NSA 46+47)					ND/Boston Ratios1			
	Total Vacants	For Rent	For Sale Only	All Other	Total Vacants	For Rent	For Sale Only	All Other
Total vacant housing units:	450	299	14	137	1.00	1.11	0.36	0.96
<u>Vacancy duration:</u>								
Less than 2 months	116	102	0	14	1.01	1.35	0.00	0.40
2 up to 6 months	189	147	7	35	1.18	1.31	0.51	0.93
6 or more months	145	50	7	88	0.84	0.62	0.34	1.25

Source: 1990 US Census STF1 Counts, Tables H40.

1- this ratio expresses relative concentrations, comparing the neighborhood district to Boston as a whole
(in percent)

	Column Distribution				Row Distribution			
	Total	For Rent	For Sale	Other	Total	For Rent	For Sale	Other
Total vacant housing units:	100.0	100.0	100.0	100.0	100.0	66.4	3.1	30.4
<u>Vacancy duration:</u>								
Less than 2 months	25.8	34.1	0.0	10.2	100.0	87.9	0.0	12.1
2 up to 6 months	42.0	49.2	50.0	23.5	100.0	77.8	3.7	18.5
6 or more months	32.2	16.7	50.0	64.2	100.0	34.5	4.8	60.7

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.

SELECTED SUBJECT DEFINITIONS

Age: The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.

Contract Rent: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")

Family Households (families): Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Group Quarters: Includes all persons not living in households. Two general categories of group quarters are recognized:

- 1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
- 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Hispanic Origin: Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.

Homeowner Vacancy Rate: The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")

Householder: Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Households: Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Housing Units: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")

Non-Family Households: Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")

Race: The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.

Rental Vacancy Rate: The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")

Seasonal, Recreational, or Occasional Use: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

Specified Owner-Occupied Housing Units: Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

Specified Renter-Occupied Housing Units Paying Cash Rent: Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value-Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

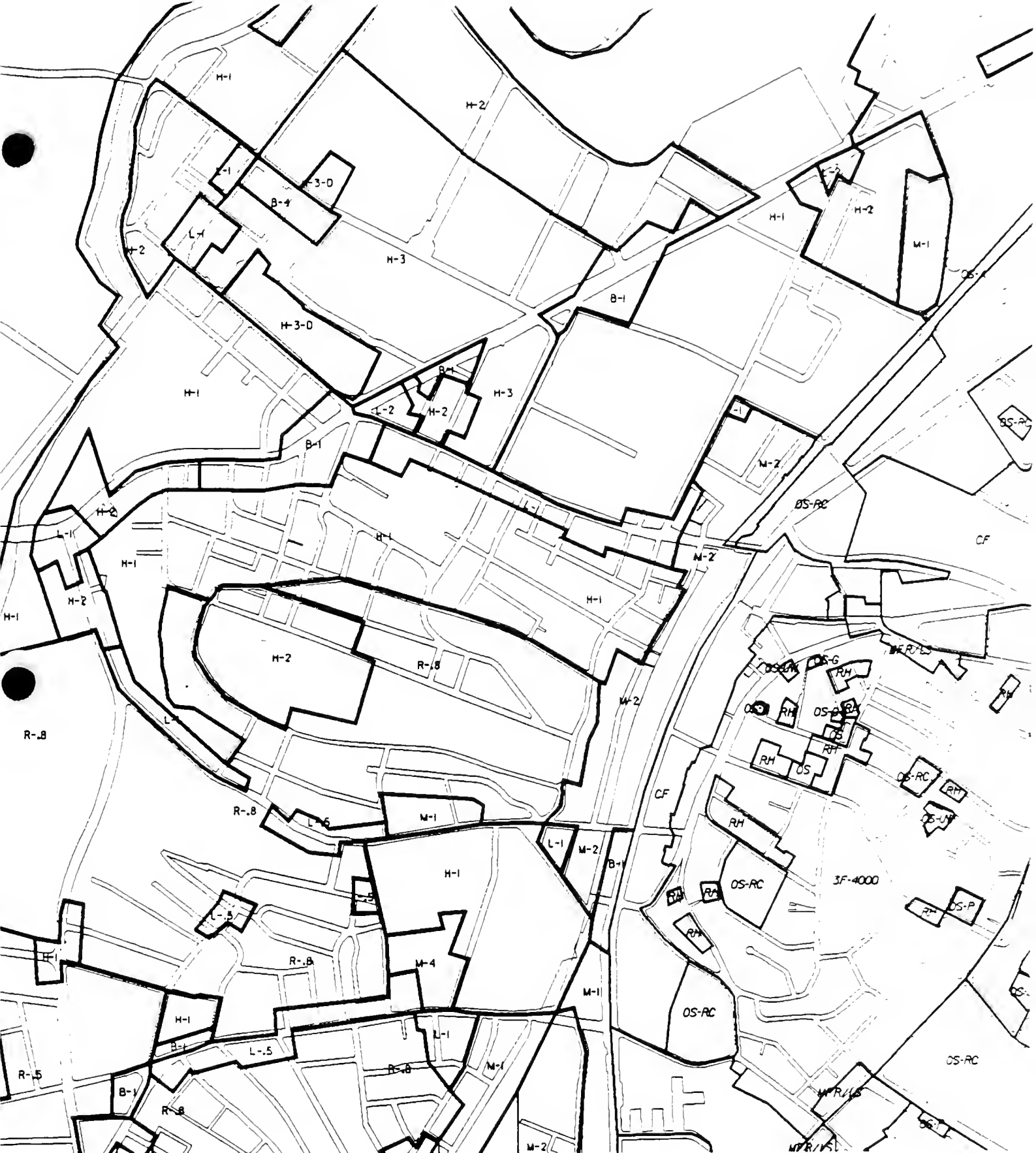
CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "****" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "****", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.



Text Amendment Application No. 200
Boston Redevelopment Authority
Allston-Brighton Neighborhood District

TEXT AMENDMENT NO. 168*

EFFECTIVE
November 13, 1991**

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby amend the Boston Zoning Code as follows:

By inserting, after Article 50, the following article:

ARTICLE 51

ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT

TABLE OF CONTENTS

Section 51-1	Statement of Purpose, Goals, and Objectives
51-2	Recognition of the Allston-Brighton Neighborhood Plan
51-3	Physical Boundaries
51-4	Applicability
51-5	Prohibition of Planned Development Areas
51-6	Community Participation

*See also Text Amendment No. 169.

**Date of public notice: October 26, 1991 (see St. 1956, c. 665, s. 5).

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

- Section 51-7 Establishment of Residential Subdistricts
- 51-8 Use Regulations Applicable in Residential Subdistricts
- 51-9 Dimensional Regulations Applicable in Residential Subdistricts

REGULATIONS APPLICABLE IN CONSERVATION PROTECTION SUBDISTRICTS

- Section 51-10 Establishment of Conservation Protection Subdistricts
- 51-11 Use Regulations in Conservation Protection Subdistricts
- 51-12 Dimensional Regulations in Conservation Protection Subdistricts
- 51-13 Site Plan Review and Approval Regulations

REGULATIONS APPLICABLE IN OPEN SPACE DISTRICTS AND SUBDISTRICTS

- Section 51-14 Establishment of Open Space Districts and Subdistricts

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

- Section 51-15 Establishment of Neighborhood Business Subdistricts
- 51-16 Use Regulations Applicable in Neighborhood Business Subdistricts
- 51-17 Dimensional Regulations Applicable in Neighborhood Business Subdistricts

REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

- Section 51-18 Establishment of Local Industrial Subdistricts
- 51-19 Use Regulations Applicable in Local Industrial Subdistricts
- 51-20 Dimensional Regulations Applicable in Local Industrial Subdistricts
- 51-21 Performance Standards Applicable in Local Industrial Subdistricts

REGULATIONS APPLICABLE IN ECONOMIC DEVELOPMENT AREAS

- Section 51-22 Establishment of Allston Landing Economic Development Areas
- 51-23 Use Regulations Applicable in EDAs

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REGULATIONS APPLICABLE TO INSTITUTIONAL USES

- Section 51-26 Establishment of Institutional Subdistricts
- 51-27 Use Regulations Applicable in Institutional Subdistricts
- 51-28 Dimensional Regulations Applicable in Institutional Subdistricts
- 51-29 Institutional Master Plan Requirements
- 51-30 Content of Institutional Master Plans
- 51-31 Approval of Institutional Master Plans by the Boston Redevelopment Authority
- 51-32 Zoning Commission Approval; Establishment of Institutional Master Plan Areas
- 51-33 Consistency with an Institutional Master Plan
- 51-34 Renewal and Amendment of Institutional Master Plans

REGULATIONS APPLICABLE IN GREENBELT PROTECTION AND NEIGHBORHOOD DESIGN OVERLAY DISTRICTS

- Section 51-35 Establishment of Greenbelt Protection Overlay Districts
- 51-36 Establishment of Neighborhood Design Overlay Districts Within Residential Subdistricts

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

- Section 51-37 Establishment of Areas Within Which Planned Development Areas May be Permitted
- 51-38 Planned Development Areas: Use and Dimensional Regulations
- 51-39 Planned Development Areas: Approval Process
- 51-40 Planned Development Areas: Applicability of Future Amendments
- 51-41 Planned Development Areas: Standards for Development Plan Approval
- 51-42 Planned Development Areas: Public Benefits

REGULATIONS GOVERNING DEVELOPMENT REVIEW AND DESIGN REVIEW

- Section 51-43 Applicability of Article 31 Development Review
- 51-44 Design Review
- 51-45 Specific Design Requirements
- 51-46 Screening and Buffering Requirements

MISCELLANEOUS PROVISIONS

- Section 51-47 Additional Requirements in Neighborhood Business Subdistricts, Local Industrial Subdistricts, and Economic Development Areas
- 51-48 Sign Regulations
- 51-49 Off-Street Parking and Loading Requirements
- 51-50 Application of Dimensional Requirements
- 51-51 Nonconformity as to Dimensional Requirements
- 51-52 Regulations
- 51-53 Severability
- 51-54 Definitions
- 51-55 Appendices

SECTION 51-1. Statement of Purpose, Goals, and Objectives. The purpose of this Article is to establish the zoning regulations for a neighborhood plan for the Allston-Brighton Neighborhood District as required by the provisions of the Allston-Brighton Interim Planning Overlay District, Article 27F of this Code. The goals and objectives of this Article and the Allston-Brighton Neighborhood Plan are to provide adequate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to promote mixed-income residential development; to provide for affordable and market rate housing for individuals and families; to promote a viable neighborhood economy; to encourage economic growth, including manufacturing, commercial and research and development, and encourage the diversification of Boston's and Allston-Brighton's economy, with special emphasis on creating and retaining job opportunities; to provide for the well-planned development of institutions to enhance their public service and economic development role in the neighborhood; to preserve, enhance and create open space; to protect the environment and improve the quality of life; to promote the most desirable use of land in accordance with the Allston-Brighton Neighborhood Plan; and to promote the public safety, health, and welfare of the people of Boston.

SECTION 51-2. Recognition of the Allston-Brighton Neighborhood Plan. In accordance with Section 27F-7 of this Code, which requires production of comprehensive planning policies, development controls, and design guidelines for the Allston-Brighton Neighborhood District, the Commission shall recognize the Allston-Brighton Neighborhood Plan, when adopted by the Boston Redevelopment Authority, as the general plan for the Allston-Brighton Neighborhood District. The Allston-Brighton Neighborhood Plan, when approved, shall also serve as the portion of the general plan for the City of Boston applicable to the Allston-Brighton Neighborhood District. This Article is an integral part of and one of the means of implementing the Allston-Brighton Neighborhood Plan, the preparation of which is pursuant to Section 70 of Chapter 41 of the General Laws, Section 652 of the Acts of 1960, and Section 3 of Chapter 4 of the Ordinances of 1952.

SECTION 51-3. Physical Boundaries. The provisions of this Article are applicable only in the Allston-Brighton Neighborhood District. The boundaries of the Allston-Brighton Neighborhood District and its subdistricts are as shown on the maps numbered 7A, 7B, 7C and 7D and entitled "Allston-Brighton Neighborhood District" (replacing "Map 7 Brighton") of the series of maps entitled "Zoning Districts City of Boston," as amended.

SECTION 51-4. Applicability. This Article together with the rest of this Code constitute the zoning regulation for the Allston-Brighton Neighborhood District and apply as specified in Section 4-1 regarding the conformity of buildings and land to this Code. Zoning relief in the form of exceptions from the provisions of this Article pursuant to Article 6A is not available, except to the extent expressly provided in this Article or in Article 6A. Application of the provisions of Article 27F to the Allston-Brighton Neighborhood District is rescinded, and the Allston-Brighton Interim Planning Overlay District is extinguished on the effective date of this Article, except as provided below. Where conflicts exist between the provisions of this Article and the remainder of the Code, the provisions of this Article shall govern. Except where specifically indicated to the contrary in this Article, the provisions of this Article supersede Section 8-7 and Articles 13 through 24 of this Code for the Allston-Brighton Neighborhood District. Proposed Projects (which term shall include Proposed Institutional Projects), however, are exempt from the provisions of this Article, and are governed by the rest of this Code, if application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this Article, and (1) no Zoning Relief is required, or (2) any required Zoning Relief has been or thereafter is granted by the Board of Appeal; provided that construction work under such building permit, or occupancy under such occupancy permit, as the case may be, is commenced within six (6) months of the date of such permit and proceeds in good faith continuously so far as is reasonably practicable under the circumstances.

SECTION 51-5. Prohibition of Planned Development Areas. Within the Allston-Brighton Neighborhood District, no Planned Development Area shall be permitted, except as expressly provided for in Sections 51-37.

SECTION 51-6. Community Participation. This Article has been developed with the extensive participation of the Allston-Brighton Planning and Zoning Advisory Committee, civic associations, business groups, institutions, and residents. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that role, the Allston-Brighton Planning and Zoning Advisory Committee or its successor organization, if any, and the Allston-Brighton civic associations, residents, business and trade groups, and institutions shall continue to play an ongoing role in advising the City on land use planning for Allston-Brighton.

REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

SECTION 51-7. Establishment of Residential Subdistricts. This Section 51-7 establishes Residential Subdistricts within the Allston-Brighton Neighborhood District. The purposes of the Residential Subdistricts are to maintain, enhance, and promote the character of residential neighborhoods in terms of density, housing type, and design; to discourage inappropriate forms of residential development such as basement dwelling units; to provide for low- and medium-density multifamily housing appropriate to the existing built environment; and to encourage appropriate development which enhances the Residential Subdistricts while preventing overdevelopment. These Residential Subdistricts are designated as follows on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District":

1. One-Family Residential Subdistricts, as indicated by the designation "1F" on said Maps. The One-Family Residential Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 1F Residential Subdistrict, the maximum number of Dwelling Units allowed in a single Building shall be one (1).
2. Two-Family Residential Subdistricts, as indicated by the designation "2F" on said Maps. The Two-Family Residential Subdistricts are established to preserve, maintain, and promote low density two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 2F Residential Subdistrict, the maximum number of Dwelling Units allowed in a single Building shall be two (2).
3. Three-Family Residential Subdistricts, as indicated by the designation "3F" on said Maps. The Three-Family Residential Subdistricts are established to preserve the low density three-family areas with a variety of housing types appropriate to the existing fabric including one-, two-, but no more than three-family Dwellings and to allow minor changes to occur as-of-right. In a 3F Residential Subdistrict, the maximum number of Dwelling Units allowed in a single Building, including a Town House Building or Row House Building, shall be three (3).
4. Multifamily Residential Subdistricts, as indicated by the designation "MFR" on said Maps. The Multifamily Residential Subdistricts are established to encourage medium density multifamily areas with a variety of allowed housing types including one-, two- and three-family Dwellings, Row Houses, Town Houses, and multifamily Dwellings.

SECTION 51-8. Use Regulations Applicable in Residential Subdistricts.

Within the Residential Subdistricts, the uses identified in Table A of this Article and described in greater detail in Article 2A are allowed, conditional, or forbidden as set forth in said Table A. No land or Structure in a Residential Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A as "A" (allowed) or, subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden in a Residential Subdistrict.

SECTION 51-9. Dimensional Regulations Applicable in Residential Subdistricts.

1. Lot Area, Lot Width, Lot Frontage, Usable Open Space, Yard, Building Height and FAR Requirements. The minimum Lot Area, Lot Width, Lot Frontage, minimum Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Lot in a Residential Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Proposed Project, shall be established by: (i) determining whether the Lot is located in an area designated "3000" (minimum Lot Area of 3,000 square feet), "4000" (minimum Lot Area of 4,000 square feet), "5000" (minimum Lot Area of 5,000 square feet) or "6000" (minimum Lot Area of 6,000 square feet) as shown on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District," and (ii) determining the dimensional requirements applicable to the pertinent area by reference to Table D of this Article.
2. Allowed Additions in Required Yards. Within a One-Family Residential Subdistrict, Two-Family Residential Subdistrict or Three-Family Residential Subdistrict, additions to existing Detached Dwellings or Main Buildings may extend into a required yard (except the Front Yard) when the existing Detached Dwelling or Main Building is already nonconforming with respect to that yard; provided that such non-conformity affects at least seventy percent (70%) of the total length of the wall facing such required yard. The extension of the line formed by the principal alignment of the nonconforming wall of the Detached Dwelling or Main Building shall be the limit to which the addition may be built. The addition may extend up to the applicable maximum Building Height and may include a basement addition. The Floor Area Ratio of the existing Detached Dwelling or Main Building together with the new addition shall not exceed the maximum allowed Floor Area Ratio specified for the Subdistrict. The addition to the nonconforming wall or walls shall comply with the following requirements:

- (a) Side Yard: When completed, the side wall of an addition to a nonconforming side wall is at all points at least five (5) feet from the side Lot line and ten (10) feet from an existing Detached Dwelling or Main Building on an abutting Lot.
 - (b) Rear Yard: When completed, the rear wall of an addition to a nonconforming rear wall is at all points at least twenty (20) feet from the Rear Lot Line.
- 3. Lot Frontage. Within a One-Family Residential Subdistrict, Two-Family Residential Subdistrict or Three-Family Residential Subdistrict, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table D of this Article for such Lot, and, in addition, each Detached Dwelling, Semi-Attached Dwelling, Row House Building, and Town House Building on a Lot shall have a minimum frontage on a Street not less than such minimum Lot Width.
- 4. Location of Parking. Accessory off-street parking in Residential Subdistricts shall not be located in any part of the Front Yard required by this Article, as set forth in Table E.
- 5. Location of Main Entrance. Within the Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line.

REGULATIONS APPLICABLE IN CONSERVATION PROTECTION SUBDISTRICTS

SECTION 51-10. **Establishment of Conservation Protection Subdistricts.**

This Section 51-10 establishes eleven (11) "Conservation Protection Subdistricts" (CPS) in the Allston-Brighton Neighborhood District. The CPSs are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Allston-Brighton. The CPSs are designated "CPS" on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District":

1. Cenacle Retreat Center CPS
2. Crittenton CPS
3. Foster Street Hill CPS
4. Foster Street Rock CPS
5. Kennedy Rock CPS
6. Leamington Rock CPS
7. Mt. Saint Joseph's Academy CPS
8. Oakland Quarry CPS
9. St. Gabriel's Monastery CPS
10. St. John's Seminary CPS
11. St. Sebastian's CPS

SECTION 51-11. Use Regulations Applicable in Conservation Protection Subdistricts. Within the Conservation Protection Subdistricts, the uses identified in Table A of this Article and described in greater detail in Article 2A, are allowed, conditional, or forbidden as set forth in said Table A. No land or Structure in a Conservation Protection Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A as "A" (allowed) or, subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden for the Conservation Protection Subdistricts.

SECTION 51-12. Dimensional Regulations Applicable in Conservation Protection Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in a Conservation Protection Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table H of this Article.

SECTION 51-13. Site Plan Review and Approval Regulations. In order to assure that any significant new development within the Conservation Protection Subdistricts occurs in a manner that is protective of the special natural and scenic features of these subdistricts in accordance with a plan considering the most desirable land uses for such areas, the following site plan approval regulations apply. The

Commissioner of the Department of Inspectional Services shall not issue a building permit for any Proposed Project subject to the provisions of this Section 51-13, unless the Director of the Boston Redevelopment Authority has issued a certificate of compliance with this Section 51-13.

1. Applicability of Site Plan Review Requirements.

(a) The site plan review requirements of this Section 51-13 shall apply to any Proposed Project within a Conservation Protection Subdistrict, other than the St. John's Seminary CPS, unless such Proposed Project, together with Previous Projects, as hereinafter defined, does not, within said CPS, add more than five thousand (5,000) square feet of gross floor area or add more than five thousand (5,000) square feet of impervious surface, or involve regrading or recontouring of land with the addition, removal, or relocation of one hundred (100) or more cubic yards of earth. For the purposes of this Section 51-13.1, "Previous Project" means any project that has been substantially completed within the three (3)- year period ending on the date of submission of the building permit application for such Proposed Project, or which, as of such date, was under construction or was the subject of a pending building permit application.

(b) Special Provisions Applicable to the St. John's Seminary Conservation Protection Subdistrict. Notwithstanding any contrary provision of this Article or Code, the following categories of Proposed Projects within the St. John's Seminary CPS shall not be subject to site plan review under this Section 51-13, Article 31 development review under Section 51-43, or design review under Section 51-44:

- (i) any Proposed Project, or portion thereof, devoted to a place of worship, monastery, convent, official residence for members of the clergy, or seminary or other place of religious teaching, study, or adjudication; and
- (ii) any Proposed Project, other than a Proposed Project described in paragraph (i) above, with a gross floor area of less than one hundred thousand (100,000) square feet (which is not a segment or phase of a larger Proposed Project) owned or leased by a religious denomination or sect and used in furtherance of the purposes of such denomination or sect.

2. Procedure for Approval of Proposed Project. Each application for a permit for a Proposed Project subject to the provisions of this Section 51-13 shall include a Site Plan Review Application, as that term is defined in Section 51-13.4, and shall be filed in triplicate with the Inspectional

Services Department, which shall retain one copy for its files and transmit the other copies as follows: one to the Boston Redevelopment Authority and the other to the Boston Environment Department. The Boston Environment Department may, within forty-five (45) days after the date of such transmittal, file with the Boston Redevelopment Authority a report with recommendations, together with additional material, maps, or plans to aid the Boston Redevelopment Authority in determining consistency with the standards for approval set forth in Section 51-13.5. The Boston Redevelopment Authority shall not notify the Inspectional Services Department of its findings on the application for a Proposed Project until such report with recommendations has been received and considered, provided that if no such report is received within said forty-five (45) days, the Boston Redevelopment Authority may certify to the Inspectional Services Department its findings without such report. The Boston Redevelopment Authority may find that the Proposed Project is consistent with the standards set forth in Section 51-13.5 or is not consistent with such standards; provided that if no such findings are transmitted to the Inspectional Services Department within sixty (60) days of the receipt by the Boston Redevelopment Authority of the application for a Proposed Project, the Proposed Project shall be deemed to be consistent with the standards set forth in Section 51-13.5 without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 51-13 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

3. Relationship to Article 31. When a Proposed Project is subject to the provisions of this Section 51-13 and also is subject to the provisions of Article 31, the site plan review required by this Section 51-13 may, at the election of the applicant, be conducted as part of the development review required by Article 31. In such case, the Project Notification Form submitted to the Boston Redevelopment Authority pursuant to Section 31-5.1 shall include a summary of each of the elements of the Site Plan Evaluation, as described in Section 51-13.4. The required scope of the Site Plan Review Application shall be addressed in the Scoping Determination issued pursuant to Section 31-5.2, and site plan review shall occur in the context of Article 31 as though the substantive submission and review requirements of this Section 51-13 were set forth as one of the development review components described in Section 31-5.2. The timing and procedure for review shall be as set forth in Article 31, rather than Section 51-13.2, except that the Boston Redevelopment Authority shall transmit a copy of each development review submission received for such Proposed Project to the Boston Environment Department and consider all comments received within the comment periods required by Section 51-13.2. An Adequacy Determination for such Proposed Project

pursuant to Section 31-5.6 shall not be issued unless the review standards of Section 51-13.5 have been satisfied.

4. Content of Site Plan Review Application. A Site Plan Review Application shall consist of the following:
- (a) A survey map prepared by a registered surveyor showing topography at two foot intervals, the location, caliper and species of individual trees of 6-inch caliper or more, the location of other significant natural features on the site, including water courses, water bodies, wetlands, unusual gradients and geologic formations, plant communities and wildlife habitats. Such survey plan shall also show existing structures, parking areas, driveways and other paved surfaces, and utility lines.
 - (b) Photographs showing the location and condition of significant natural features.
 - (c) A proposed site plan showing the Proposed Project and the anticipated location of other planned projects of the applicant within the CPS, together with planned grading and landscaping, streets, sidewalks, utilities, and other planned features of the site. Such site plan shall also show the extent to which significant natural features of the site will be preserved and protected.
 - (d) A drainage plan and soil report prepared by a registered engineer, when necessary, to assess the drainage impacts of the proposed site plan on significant natural features.
 - (e) A proposed maintenance plan for the significant natural features of the site, including a statement of whose responsibility it will be for the performance of the program.
 - (f) Any other information relating to the site plan of the Proposed Project and the preservation and protection of its significant natural features as requested by the Boston Redevelopment Authority.

The Boston Redevelopment Authority may waive one or more requirements set forth in the preceding subparagraphs (a) through (f) upon the written request of the Applicant if the Boston Redevelopment Authority determines that such requirements are unnecessary for evaluation purposes.

5. Standards for Site Plan Approval. This Section 51-13.5 establishes standards to be applied in review of a site plan for a Proposed Project subject to the provisions of this Section 51-13.

- (a) The Proposed Project should result in the minimum practicable interference with significant natural features within a CPS consistent with development permitted by the applicable use and dimensional controls. To the extent thus consistent,
 - (i) elements of the Proposed Project should be sited away from the most significant natural features of the site; and
 - (ii) where it is necessary to disturb or reduce in area a significant wildlife habitat or plant community, reasonable restorative measures, or the replacement of such features elsewhere on the site, should be evaluated and undertaken if economically practicable. The preservation of existing vegetation is encouraged.
- (b) Clustering of buildings and appropriate siting measures are encouraged to allow for the creation of larger contiguous open space areas and the preservation of significant natural features.
- (c) For a steep slope, special consideration should be given to the preservation of scenic quality and to the prevention of hillside erosion and excessive runoff. Particular care should be taken where the steep slope area is part of the watershed of a creek, stream, brook, lake, pond or wetland. Existing vegetation in steep areas should not be removed, destroyed or damaged except pursuant to approved development and grading plans. An objective of such plans shall be to preserve the natural terrain and vegetation to the extent practicable by fitting street layouts and building designs to the natural terrain, and minimizing alterations of the natural grade.
- (d) Adequate provision should be made for proper management and maintenance of significant natural features and their immediate surroundings.
- (e) Site plan review shall take full account of reasonably foreseeable future development within the CPS. To discourage the improper segmentation of Proposed Projects, a criterion for the review of a site plan shall be its consistency with any previously approved site plan within the CPS of the applicant or any predecessor in interest of the applicant.

REGULATIONS APPLICABLE IN OPEN SPACE DISTRICTS AND SUBDISTRICTS

SECTION 51-14. **Establishment of Open Space Districts and Subdistricts.**

This Section 51-14 establishes Open Space Districts and Subdistricts in the Allston-Brighton Neighborhood District as indicated in Table 1, below, and as shown on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District." The purpose of the Open Space Districts and Subdistricts is to enhance the quality of life for Allston-Brighton's residents by protecting open space resources. Any Lot within any Open Space District or Subdistrict is subject to the applicable provisions of this Code, including without limitation Article 33, Open Space Subdistricts.

1. **Air-Right Open Space (OS-A) Subdistrict.** Air-Right Open Space Subdistricts shall consist of land used as Transit Corridors owned by a Public Agency. Air-Right Open Space Subdistrict regulations as established in Section 33-16 shall apply to the development of spaces over such Transit Corridors. Use of air rights over land held by the Massachusetts Turnpike Authority in connection with the Massachusetts Turnpike is subject to the provisions of Chapter 354, Section 15A, of the Acts of 1952.
2. **Cemetery Open Space (OS-CM) Subdistrict.** Cemetery Open Space Subdistricts are designated for interment uses, and are subject to provisions of Section 33-14.
3. **Community Garden Open Space (OS-G) Subdistrict.** Community Garden Open Space Subdistricts consist of land appropriate for the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural or horticultural commodity and are subject to the provisions of Section 33-8.
4. **Recreation Open Space (OS-RC) Subdistrict.** Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof, and are subject to the provisions of Section 33-10.
5. **Parkland Open Space (OS-P) Subdistrict.** Parkland Open Space Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sitting areas; such land may include Vacant Public Land, and are subject to the provisions of Section 33-9.
6. **Urban Plaza Open Space (OS-UP) Subdistrict.** Urban Plaza Open Space Subdistricts shall consist of land appropriate for passive recreational uses; and are subject to the provisions of Section 33-15.

7. Urban Wild Open Space (OS-UW) Subdistrict. Urban Wild Open Space Subdistricts shall consist of land not in the city's park system which includes such features as undeveloped hills, rock outcroppings, quarries, woodlands, meadows, scenic views, inland waters, freshwater wetlands, flood plains, wildlife habitat, or any estuaries, creeks, rivers, streams, ponds, or lakes and are subject to the provisions of Section 33-15.

TABLE 1

**Open Space Districts and Subdistricts
in the Allston-Brighton Neighborhood District**

<u>Designation</u>	<u>Location/Name</u>
<u>Open Space District</u>	Charles River Embankment
<u>Open Space Subdistrict</u>	
Air Right	Turnpike
Cemetery	Evergreen Cemetery Market St. Cemetery
Urban Wild	Euston Path Rock Turnpike Overlook
Recreation	Cassidy Playground Fidelis Way Park Hobart St. Play Area Hooker St. Play Area Joyce Playground McKinney Playground Oak Square Playground (Hardiman) Penniman St. Play Area Portsmouth St. Playground Ringer Playground Rogers Park Reilly Playground (Chestnut Hill Reservoir) Smith Playground

Designation

Location/Name

Parkland

Chandler's Pond (Gallagher Park)
Shubow Park
Wilson Park
Brighton Square
Cunningham Park
Fern Square
Jackson Square
Oak Square
Public Grounds
Ringer Playground
Rogers Park
Boyden Park (Chestnut Hill Reservoir)
Chestnut Hill Reservoir
Birmingham Parkway

Urban Plaza

Union Square

Community Garden

Penniman Street Play Area

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS SUBDISTRICTS

SECTION 51-15. Establishment of Neighborhood Business Subdistricts.

This Section 51-15 establishes twenty (20) Neighborhood Business Subdistricts within the Allston-Brighton Neighborhood District. There are three (3) types of Neighborhood Business Subdistricts: Local Convenience Subdistricts, providing convenience retail and services for the immediate neighborhood and pedestrians; Neighborhood Shopping Subdistricts, providing convenience goods and services to the larger neighborhood; and Community Commercial Subdistricts, providing a diversified commercial environment serving larger markets. All three types of Neighborhood Business Districts encourage the development of neighborhood businesses which provide essential goods and services as well as jobs and entrepreneurial opportunities for the Allston-Brighton community.

The physical character and visual image of Allston-Brighton's commercial centers are critical to their success. Appropriate signage, screening and buffering, and design guidelines and requirements, as provided in other sections of this Article, can create and reinforce a positive image of the Neighborhood Business Subdistricts.

The Neighborhood Business Subdistricts are designated "LC", "NS" or "CC" on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District":

1. Brooks Street Local Convenience Subdistrict
2. Chestnut Hill Local Convenience Subdistrict
3. Chiswick Street Local Convenience Subdistrict
4. Faneuil Street Local Convenience Subdistrict
5. Franklin Street Local Convenience Subdistrict
6. Gordon Street Local Convenience Subdistrict
7. Kelton Street Local Convenience Subdistrict
8. Lake Street Local Convenience Subdistrict
9. Brighton Center Neighborhood Shopping Subdistrict
10. Cambridge Street Neighborhood Shopping Subdistrict
11. Cleveland Circle Neighborhood Shopping Subdistrict
12. Gorham Street Neighborhood Shopping Subdistrict
13. Lincoln Street Neighborhood Shopping Subdistrict
14. Market Street/North Beacon Street Neighborhood Shopping Subdistrict
15. Oak Square Neighborhood Shopping Subdistrict
16. Sutherland Road Neighborhood Shopping Subdistrict
17. Washington Street Neighborhood Shopping Subdistrict
18. Harvard Avenue Community Commercial Subdistrict
19. Packard's Corner Community Commercial Subdistrict
20. Western Avenue/Soldiers Field Road Community Commercial Subdistrict

SECTION 51-16. Use Regulations Applicable in Neighborhood Business Subdistricts. Within the Neighborhood Business Subdistricts, the uses identified in Table B of this Article, and described in greater detail in Article 2A, are allowed, conditional, or forbidden as set forth in said Table B. No land or structure in a Neighborhood Business Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table B as "A" (allowed) or, subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location. Any use not included in Table B is forbidden for the Neighborhood Business Subdistricts.

SECTION 51-17. Dimensional Regulations Applicable in Neighborhood Business Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table E of this Article.

REGULATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

SECTION 51-18. Establishment of Local Industrial Subdistricts. This Section 51-18 establishes eight (8) Local Industrial Subdistricts within the Allston-Brighton Neighborhood District. The purpose of the Local Industrial Subdistricts is to encourage the preservation of the existing manufacturing and industrial base in a manner which is sensitive to and preserves the quality of life of the surrounding neighborhoods, and to encourage the development of new job opportunities within the Allston-Brighton Neighborhood District.

The physical character and visual image of Allston-Brighton's commercial centers are critical to their success. Appropriate signage, screening and buffering, and design guidelines and requirements, as provided in other sections of this Article, can create and reinforce a positive image of the Local Industrial Subdistricts.

The Local Industrial Subdistricts are designated "LI" on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District":

1. Ashford Street Local Industrial Subdistrict
2. Braintree Street Local Industrial Subdistrict
3. Goodenough Street Local Industrial Subdistrict
4. Guest Street Local Industrial Subdistrict
5. Holton Street Local Industrial Subdistrict
6. Linden Street Local Industrial Subdistrict
7. Newton Street Local Industrial Subdistrict
8. North Beacon Street Local Industrial Subdistrict

SECTION 51-19. Use Regulations Applicable in Local Industrial Subdistricts. Within a Local Industrial Subdistrict in the Allston-Brighton Neighborhood District, the uses identified in Table B of this Article, and described in greater detail in Article 2A, are allowed, conditional, or forbidden as set forth in said Table B. No land or structure in a Local Industrial Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table B as "A" (allowed) or, subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location. Any use not included in Table B is forbidden in the Local Industrial Subdistricts.

SECTION 51-20. Dimensional Regulations Applicable in Local Industrial Subdistrict. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard and Usable Open Space required for any Lot in a Local Industrial Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table F of this Article.

SECTION 51-21. Performance Standards Applicable In Local Industrial Subdistricts. The following effects shall not be allowed from any use within a Local Industrial Subdistrict:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local standards or regulations.
2. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting, which emanates more than fifty (50) feet beyond the boundaries of the lot upon which the use is located (or more than twenty (20) feet if the abutting lot into which such emanation occurs is within a Residential Subdistrict), is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

REGULATIONS APPLICABLE IN ECONOMIC DEVELOPMENT AREAS

SECTION 51-22. Establishment of Allston Landing Economic Development Areas. This Section 51-22 establishes two (2) Economic Development Areas ("EDAs") within the Allston-Brighton Neighborhood District: the Allston Landing North EDA and the Allston Landing South EDA. Allston Landing has uniquely favorable access to the regional transportation network system, with direct truck access from major roads. This access provides a prime location for preserving industrial uses and attracting new manufacturing, commercial, and research and development uses, while minimizing impacts on the adjacent residential community.

The purposes of establishing the EDAs are to encourage economic growth, including manufacturing, commercial, and research and development activity, in a manner which is sensitive to the interests of the community; to provide for economic development that is of a quality and scale appropriate to the surrounding neighborhood; and to encourage the diversification and expansion of Boston's and Allston-Brighton's economy, with special emphasis on creating and retaining job opportunities.

The physical character and visual image of Allston-Brighton's commercial centers are critical to their success. Appropriate signage, screening and buffering, and design guidelines and requirements, as determined through development review under Article 31 or as provided in other sections of this Article, can create and reinforce a positive image of the Economic Development Areas.

EDAs are designated "EDA" on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District."

1. Allston Landing North EDA. The Allston Landing North EDA is intended as a focal point for economic growth and development, with strong emphasis on scientific research and development and the manufacture of the products of such research and development. In addition to economic growth and the creation of employment opportunities for Boston residents, affordable housing on the Allston Landing North EDA may be accommodated adjacent to the existing North Allston residential community. Opportunities to enhance the visual character of this EDA, to enhance open space connections, to improve the Charles River waterfront, and to improve transportation access and circulation, also can be realized in a manner supportive of economic activities and adjacent residential uses.
2. Allston Landing South EDA. The Allston Landing South EDA is owned primarily by the Massachusetts Turnpike Authority and occupied by Turnpike ramps, rail and motor freight facilities, and industry. The purpose of this Allston Landing South EDA is to promote industrial and

manufacturing uses and to preserve and maintain the existing industrial uses which are vital to the City, State, and regional economy.

SECTION 51-23. Use Regulations Applicable in EDAs. Within an EDA, the uses identified in Table C of this Article are allowed, conditional or forbidden as set forth in said Table C. No land or structure in an EDA shall be erected, used, arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table C as "A" (allowed), or subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location. Any use not included in Table C is forbidden in an EDA.

SECTION 51-24. Dimensional Regulations Applicable in EDAs. The minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, and Rear Yard required for any Lot in an EDA, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table G of this Article.

SECTION 51-25. Performance Standards Applicable in EDAs. The following effects shall not be allowed from any use within an EDA:

1. Any emission of any air, water, or other pollutants or of radiation or any release of toxic or biohazardous material in violation of federal, state, or local regulations.
2. Any noise, air pollutant, vibration, dust, odor, change of temperature, or direct glare of lighting, which emanates more than fifty (50) feet beyond the boundaries of the lot upon which the use is located (or more than twenty (20) feet if the abutting lot into which such emanation occurs is within a Residential Subdistrict), is detectable at such distance by human senses without aid of instruments, and is of sufficient quantity or duration to cause significant annoyance or interference with normal activities.

REGULATIONS APPLICABLE TO INSTITUTIONAL USES

SECTION 51-26. Establishment of Institutional Subdistricts. This Section 51-26 establishes five (5) Institutional Subdistricts within the Allston-Brighton Neighborhood District as designated on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District." The purpose of the Institutional Subdistricts is to provide zoning regulations for the campuses of major institutions within the Allston-Brighton Neighborhood District as they exist as of the effective date of this Article. Proposed Institutional Projects located in the Allston-Brighton Neighborhood District, whether inside or outside an Institutional Subdistrict, will be subject to the institutional master plan requirements set forth in Sections 51-29 through 51-34. The Institutional Subdistricts are:

1. Boston College Institutional Subdistrict
2. Boston University Institutional Subdistrict
3. Harvard University Institutional Subdistrict
4. St. Elizabeth's Hospital Institutional Subdistrict
5. Franciscan Children's Hospital Institutional Subdistrict

SECTION 51-27. Use Regulations Applicable in Institutional Subdistricts. Within the Institutional Subdistricts, the uses identified in Table C of this Article and described in greater detail in Article 2A, are allowed, conditional, or forbidden as set forth in said Table C. No land or structure in an Institutional Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table C as "A" (allowed) or, subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location. Any use not included in Table C is forbidden for the Institutional Subdistricts. See Section 51-29.2 for additional provisions regulating Institutional Uses.

SECTION 51-28. Dimensional Regulations Applicable in Institutional Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in an Institutional Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are as set forth in Table I of this Article, except that any Proposed Project which is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the dimensional requirements of this Article, notwithstanding any contrary provision of Table I. See Section 51-29.2 for additional provisions regulating dimensions of Proposed Institutional Projects.

SECTION 51-29. Institutional Master Plan Requirement.

1. Applicability of Requirement. The Inspectional Services Department shall not issue a building, use, or occupancy permit for any Proposed Institutional Project for the erection, extension, or alteration of any structure or part thereof, or the change of use of any structure or land, located in the Allston-Brighton Neighborhood District that is (or immediately after completion will be) used or occupied for an Institutional Use, unless such Proposed Institutional Project is:
 - (a) consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33; or
 - (b) for interior alterations to an existing building (i) limited to repairs or renovations that do not Substantially Rehabilitate (as that term is defined in Section 26A-2) such building, or (ii) limited to repairs or renovations that Substantially Rehabilitate such building and affect a gross floor area of not more than fifty thousand (50,000) square feet (which area is not otherwise related to or a phase of another Proposed Institutional Project) and do not involve a change of use or an increase in gross floor area of more than five thousand (5,000) square feet; or
 - (c) within an Institutional Subdistrict, for the erection or extension of an Institutional Use, provided that such Proposed Institutional Project, together with all Previous Institutional Projects, as that term is hereinafter defined, within said Institutional Subdistrict do not affect an aggregate gross floor area of more than ten thousand (10,000) square feet; or
 - (d) outside of any Institutional Subdistrict, for the erection, extension, alteration, use, or occupancy of an Institutional Use limited to:
 - (i) institutional office subuse, and accessory parking and other accessory uses ordinarily incident thereto, provided that such Proposed Institutional Project, together with Previous Institutional Projects for such subuse located outside of any Institutional Subdistrict, do not affect an aggregate gross floor area of more than ten thousand (10,000) square feet and provided further that such Proposed Institutional Project is not located within one thousand (1,000) feet of the Institutional Subdistrict occupied primarily by the Institutional Uses of such Institution;

- (ii) storage subuse, and accessory parking and other accessory uses ordinarily incident thereto, provided that such Proposed Institutional Project, together with Previous Institutional Projects for such subuse located outside of any Institutional Subdistrict, do not affect an aggregate gross floor area of more than ten thousand (10,000) square feet and provided further that such Proposed Institutional Project is not located within one thousand (1,000) feet of the Institutional Subdistrict occupied primarily by the Institutional Uses of such Institution;
 - (iii) research laboratory or product development and prototype manufacturing, and accessory parking and other accessory uses ordinarily incident thereto, provided that such Proposed Institutional Project is not located within an Applicable Institutional Master Plan Area; or
- (e) exempted from the requirements of this Section 51-29 pursuant to the provisions of Section 51-29.3.

For the purposes of the preceding subparagraphs (c) and (d), a "Previous Institutional Project" means a project by the same Institution:

- (i) that was exempted from the Institutional Master Plan requirements of this Section 51-29 pursuant to the provisions of the same subparagraph (subparagraph (c) or (d)) that describes the Proposed Institutional Project; and
- (ii) that has been completed within the five (5)- year period immediately preceding the date of application for a building permit for such Proposed Institutional Project, or that is under construction or the subject of a pending building permit application as of such date.

The proponent of a Proposed Institutional Project who has determined that such Proposed Institutional Project is exempted from the requirements of this Section 51-29, pursuant to subparagraphs (b) through (d) above, shall notify in writing the Department of Inspectional Services and the Boston Redevelopment Authority of the basis for such determination at the time a building or use permit application is filed for such Proposed Institutional Project. Any applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 51-29 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

An applicant for an Institutional Master Plan approval, renewal, or amendment may elect, in its submission materials, to make any Proposed Institutional Project described in the subparagraphs (b) through (d) subject to the provisions of its Institutional Master Plan, in which event such Proposed Project shall be governed by the provisions of Sections 51-29 through 51-34 hereof as though not exempted.

A Proposed Institutional Project located outside an Institutional Subdistrict and exempted from the Institutional Master Plan requirements of this Section 51-29 pursuant to subparagraphs (b) through (d) above, and not electively described in the Institution's Institutional Master Plan pursuant to the preceding paragraph, shall be governed by the use, dimensional, and other regulations of this Article and Code applicable to the use category, other than an Institutional Use, that most closely describes such project.

Any Proposed Institutional Project required to be consistent with an Applicable Institutional Master Plan as approved by the Zoning Commission shall be deemed to be a project for which zoning relief is required for the purposes of Articles 26, 26A, and 26B.

2. Special Provisions Applicable to Institutional Uses and to Uses Described in Institutional Master Plans. Any Institutional Use located within an Institutional Subdistrict shall be allowed if so indicated in Table C. However, any High Impact Subuse, as that term is defined below (other than a subuse existing as of the date of the first notice of hearing before the Zoning Commission for the adoption of this Article), must be located in a manner consistent with an Applicable Institutional Master Plan. A "High Impact Subuse" means a subuse of such Institutional Use that is identified as a High Impact Subuse in the definition of such Institutional Use set forth in Article 2A.

Notwithstanding any contrary provision of Section 51-27 or of Tables A, B, or C, each of the following uses shall be deemed allowed for all purposes under this Code if fully described for its location in an Applicable Institutional Master Plan in accordance with Section 51-30(b) (existing uses) or Section 51-30(d) (proposed uses), as the case may be, and if consistent with any applicable conditions or requirements set forth in such Institutional Master Plan:

- (a) an Institutional Use not otherwise allowed for its location pursuant to Tables A, B, or C;
- (b) a non-institutional use located within an Institutional Subdistrict and not otherwise allowed for its location pursuant to Table C.

Notwithstanding anything to the contrary in this Section 51-29, any Institutional Use existing within an Institutional Subdistrict as of the date of the first notice of hearing before the Zoning Commission for the adoption of this Article shall be deemed to be an allowed use, whether or not described in an Applicable Institutional Master Plan and without need for a determination of consistency with such an Institutional Master Plan pursuant to Section 51-33.

Any building or structure existing within an Institutional Subdistrict as of the date of the first notice of hearing before the Zoning Commission for the adoption of this Article and

- (i) used for an Institutional Use as of such date, or
- (ii) fully described in an Applicable Institutional Master Plan in accordance with Section 51-30(b)

shall be deemed to be in compliance, as so existing, with the dimensional, parking, and loading requirements of this Article and shall not be considered dimensionally nonconforming for the purposes of Article 9.

The dimensional, parking, and loading requirements for any Proposed Institutional Project that is subject to the provisions of Section 51-29 through Section 51-34, and not exempt therefrom by the provisions of Section 51-29, shall be determined by the provisions of the Applicable Institutional Master Plan notwithstanding any contrary provision of Tables D through K of this Article. Any building or structure that is located within an Institutional Master Plan Area and that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the dimensional, parking, and loading requirements of this Article.

3. Exemption for Smaller Institutions. The provisions of this Section 51-29 shall not apply to a Proposed Institutional Project if the Proposed Institutional Project, together with all of the Institution's other Institutional Uses occupy a combined gross floor area of less than one hundred fifty thousand (150,000) square feet; provided, however, that if the combined gross floor area occupied by the Proposed Institutional Project and all such other Institutional Uses equals or exceeds fifty thousand (50,000) square feet, the Institution may elect to seek approval of an Institutional Master Plan, and as of the date of such approval, the Institutional Uses of the Institution shall be subject to the provisions of Sections 51-29 through 51-34. An Institution may not seek approval of an Institutional Master Plan if the combined gross floor area of all of its Institutional Uses, including any

Proposed Institutional Project, is less than fifty thousand (50,000) square feet.

SECTION 51-30. Content of Institutional Master Plans. An Institutional Master Plan shall include the elements described in this Section 51-30 to provide a basis for evaluating, for city planning purposes, the impact on the surrounding neighborhoods of the Institution's current and future projects. The Institutional Master Plan shall project its proposed development plan at least five (5) years into the future, commencing from the date of submission of the Institutional Master Plan, and shall include all currently planned Proposed Institutional Projects within the Plan. In addition, the Plan shall set out and define the longer term goals of the Institution, a minimum of ten (10) years into the future. These goals should address the broad direction to be taken by the Institution with regard to its growth and services. An Institutional Master Plan prepared pursuant to this Article shall cover the current and proposed properties, uses, and activities of the Institution within the Allston-Brighton Neighborhood District, provided that if an Institution's campus lies only partially within the Allston-Brighton Neighborhood District and partially within one or more adjacent zoning districts within which institutional master planning requirements are applicable, the Boston Redevelopment Authority, in its Scoping Determination issued pursuant to Section 51-31.2, may require that a unified Institutional Master Plan be prepared with respect to the Institution's campus within said districts. Each Institutional Master Plan shall include each of the following elements, except to the extent waived by the Boston Redevelopment Authority, as determined in the Scoping Determination described in Section 51-31.2:

(a) Mission and Objectives

A statement which defines the organizational mission and objectives of the Institution, and a description of how all development contemplated or defined by the Institutional Master Plan advances the goals and objectives of the Institution. The statement should describe the population to be served by the Institution, and any projected changes in the size or composition of that population. It should also specify any services to be provided to Boston and Allston-Brighton residents.

(b) Existing Property and Uses

A description of land, buildings, and other structures occupied by Institutional Uses of the Institution as of the date of submission of the Institutional Master Plan, with such information including, for each property, the following: (i) illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements; (ii) land and building uses; (iii) building gross square footage; (iv) building height in stories

and, approximately, in feet; (v) a description of off-street parking and loading areas and facilities, including a statement of the approximate number of parking spaces in each area or facility; and (vi) existing building linkage payments.

(c) Needs of the Institution

A summary and projection of the Institution's current and future needs for the following facilities: (i) academic; (ii) service; (iii) research; (iv) office; (v) housing; (vi) patient care; (vii) public assembly; (viii) parking; and other facilities related to the Institutional Use. Such needs shall be defined in relationship to the Institution's goals and objectives as previously described.

(d) Proposed Future Projects

A description of any proposed future projects of the Institution within the geographic scope of the Institutional Master Plan and their relationship to present and future needs. The required descriptions may include:

- (i) site locations and approximate building footprints;
- (ii) uses (specifying the principal subuses of each land area, building, or structure, such as classroom, laboratory, parking facility);
- (iii) square feet of gross floor area;
- (iv) square feet of gross floor area eliminated from existing buildings through demolition of existing facilities;
- (v) floor area ratios;
- (vi) building heights;
- (vii) parking areas or facilities to be provided in connection with proposed projects;
- (viii) any applicable urban renewal plans, land disposition agreements, or the like;
- (ix) current zoning of sites;
- (x) total project cost estimates;

- (xi) estimated development impact payments;
- (xii) approximate timetable for development of Proposed Institutional Projects, with the estimated month and year of construction start and construction completion for each.

(e) Pedestrian Circulation Guidelines and Objectives

A statement of guidelines and objectives for pedestrian circulation system to be provided through the campus of the Institution, including guidelines and objectives regarding the accessibility to the general public of any pedestrian areas and open spaces.

(f) Urban Design Guidelines and Objectives

A statement of urban design guidelines and objectives for new and renovated buildings to assure their compatibility with supporting neighborhoods and districts and to minimize potential adverse impacts on historic structures.

(g) Job Training Analysis

A description of the Institution's current workforce and projected future employment needs in connection with future projects and a description of current and/or proposed programs with Boston Schools and other programs to train and employ Boston and Allston-Brighton students at the requisite skill levels.

(h) Community Benefits Plan

An identification of community benefits to minimize or mitigate detrimental and adverse impacts of proposed future projects on communities and neighborhoods within which proposed future projects are located.

(i) Additional Elements

Such additional elements as the Boston Redevelopment Authority shall determine are necessary adequately to describe and to evaluate the Institution's proposed development program.

SECTION 51-31. Approval of Institutional Master Plans by the Boston Redevelopment Authority. No Institutional Master Plan shall be approved by the Boston Redevelopment Authority, except in conformity with the provisions of this Section 51-31.

1. Institutional Master Plan Notification Form. The Institution seeking an Institutional Master Plan approval shall commence the process by filing an Institutional Master Plan Notification Form (IMPNTF) in writing with the Boston Redevelopment Authority. An IMPNTF shall consist of those elements of an Institutional Master Plan identified in paragraphs (a) and (d) of Section 51-30, and, if the Institution is planning one or more Proposed Institutional Projects, the IMPNTF also shall include summary statements of anticipated impacts of such projects in the impact areas identified in Sections 31-6 through 31-10. Within five (5) days after submission of an IMPNTF to the Boston Redevelopment Authority, the Boston Redevelopment Authority shall publish notice of such submission in one or more newspapers of general circulation in the city, such notice state the name of the Institution and to identify the Institutional Master Plan Area, and shall make copies of the IMPNTF available to the public. Within thirty (30) days of such notice, public comments, including the comments of public agencies, shall be transmitted in writing to the Boston Redevelopment Authority.
2. Scoping Determination. After the public consultation session required by Section 51-31.7, and based on the Boston Redevelopment Authority's review of public comments and the IMPNTF, the Boston Redevelopment Authority shall issue a written Scoping Determination setting forth in sufficient detail those elements set forth in Section 51-30 that are to be included in the Institutional Master Plan. Such Scoping Determination shall be issued no later than forty-five (45) days after the Institution files an IMPNTF.
3. Institutional Master Plan. The Institution shall satisfy the requirements of the Scoping Determination in the preparation of an Institutional Master Plan. Within five (5) days after submission of the Institution's Institutional Master Plan to the Boston Redevelopment Authority, the Boston Redevelopment Authority shall publish notice of such submission in one or more newspapers of general circulation in the city, such notice to state the name of the Institution and to identify the Institutional Master Plan Area, and shall make copies of the Institutional Master Plan available to the public. Within sixty (60) days of such notice, public comments, including the comments of public agencies, shall be transmitted in writing to the Boston Redevelopment Authority.

4. Adequacy Determination. After the public hearing required by Section 51-31.7, and based on the Boston Redevelopment Authority's review of public comments and the Institutional Master Plan, the Boston Redevelopment Authority shall issue a written Adequacy Determination within one hundred twenty (120) days after the submission of said Institutional Master Plan to the Boston Redevelopment Authority. In issuing an Adequacy Determination, the Boston Redevelopment Authority shall approve the Institutional Master Plan, conditionally approve the Institutional Master Plan, or disapprove it in whole or in part. If all or any part of the Institutional Master Plan is disapproved, specific reasons setting forth the areas in which the Institutional Master Plan is at variance with the requirements of the Scoping Determination or this Article shall be provided in the Adequacy Determination. An Adequacy Determination which, in whole or in part, conditionally approves or disapproves the Institutional Master Plan may require additional elements, information, studies, and mitigation measures, provided that such requirements are within the breadth of the Scoping Determination and the provisions of this Article.
5. Revised Institutional Master Plan. If the Boston Redevelopment Authority's Adequacy Determination disapproves the Institution's Institutional Master Plan, the Institution shall revise the Institutional Master Plan prior to resubmission. The revised and resubmitted Institutional Master Plan shall be reviewed in the manner provided in, and subject to the requirements of, subsections 3 and 4 of this Section 51-31.
6. Time Extensions for Determinations. The Boston Redevelopment Authority may, by notifying the Institution in writing, extend the time periods set out in this Section 51-31 for issuing a Scoping Determination or Adequacy Determination if it finds that: (a) additional time is necessary to render a determination because of the complexity of the Master Plan; or (b) additional time is necessary for the public, including public agencies, to review and comment on the Master Plan. No more than one fifteen (15) day extension of time may be exercised in connection with the issuance of a Scoping Determination and no more than one sixty (60) day extension of time may be exercised in connection with an Adequacy Determination.
7. Community Participation. The Institution shall provide the Boston Redevelopment Authority with a sufficient number of copies (up to fifty (50)), as requested by the Boston Redevelopment Authority, of the IMPNF, the Institutional Master Plan, and any revised Institutional Master Plan to allow for distribution to interested parties. The Boston Redevelopment Authority shall make copies of the IMPNF, the Institutional Master Plan, and any revised Institutional Master Plan available generally to the public within five (5) days after such materials have been submitted to the Boston Redevelopment Authority and shall transmit copies of such materials upon

request to Allston-Brighton civic and neighborhood organizations. Prior to issuing its Scoping Determination for the review of an Institutional Master Plan or an amendment or renewal thereof, the Boston Redevelopment Authority shall schedule a public consultation session to review the proposal and discuss potential impacts. The Boston Redevelopment Authority shall hold a public hearing prior to approving an Institutional Master Plan, or an amendment or renewal thereof, except that no public hearing shall be required for a renewal or amendment that includes no new Proposed Institutional Projects and that otherwise satisfies the requirements of Section 51-34.3(a).

8. Standards for Institutional Master Plan Approval by the Boston Redevelopment Authority. An Institutional Master Plan shall be approved by the Boston Redevelopment Authority only if the Boston Redevelopment Authority finds that: (i) the Institutional Master Plan conforms to the provisions of this Article; (ii) the Institutional Master Plan conforms to the Allston-Brighton Neighborhood Plan, and the general plan for the city as a whole; (iii) on balance, nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.
9. Coordination with Other Development Review.
 - (a) Article 31 Development Review. In reviewing, pursuant to Article 31, a Proposed Institutional Project subject to the provisions of Section 51-29, the Boston Redevelopment Authority shall
 - (i) require in its Scoping Determination under Article 31 that the Project Impact Report address the cumulative impacts associated with the Proposed Institutional Project when added to existing Institutional Uses of the Institution and other Proposed Institutional Projects identified in the Institution's Master Plan; and
 - (ii) limit its Scoping Determination under Article 31 to those issues not already satisfactorily examined in the context of the Institutional Master Plan; and
 - (iii) include in its Scoping Determination and review under Article 31, at the request of the Applicant, the Development Impact Project Plan required by the applicable provisions of Article 26, Article 26A, and Article 26B, and the issues raised thereby, if the Applicant has submitted such Development Impact Project Plan to the Boston Redevelopment Authority together with the Project Impact Report required by Article 31;

- (iv) include in its Scoping Determination and review under Article 31, at the request of the Applicant, any Site Plan Review Application required by Section 51-13 (for projects located in a Conservation Protection Subdistrict), and the issues raised thereby, if the Applicant has submitted such Site Plan Review Application to the Boston Redevelopment Authority together with the Project Impact Report required by Article 31; and
 - (v) limit any mitigation measures or project modifications required as a result of development review under Article 31 to those necessary to mitigate or address adverse impacts identified in the Article 31 development review process.
- (b) Development Impact Projects: Articles 26, 26A, and 26B. If requested by an Institution, the Boston Redevelopment Authority shall review any Development Impact Project Plan required by the applicable provisions of Articles 26, 26A, and 26B for a Proposed Institutional Project (i) as part of the approval, amendment, or renewal of an Applicable Institutional Master Plan pursuant to Section 51-31 or (ii) as part of the development review of such Proposed Institutional Project pursuant to Article 31. Such procedure shall not limit or modify any of the substantive or procedural requirements of said Articles.

A Development Impact Project Plan prepared pursuant to Article 26, Article 26A, or Article 26B for a Proposed Institutional Project may incorporate by reference those portions of an Applicable Institutional Master Plan that are pertinent to the requirements of Section 26-2.2, 26A-2.2, or 26B-2.2, as the case may be.

- (c) Site Plan Review for Proposed Institutional Projects in Conservation Protection Subdistricts. If requested by an Institution, the Boston Redevelopment Authority shall review any Site Plan Review Application required by the provisions of Section 51-13 for a Proposed Institutional Project located in a Conservation Protection Subdistrict (i) as part of the approval, amendment, or renewal of an Applicable Institutional Master Plan pursuant to Section 51-31 or (ii) as part of the development review of such Proposed Institutional Project pursuant to Article 31. Such procedure shall not limit or modify any of the substantive or procedural requirements of Section 51-13.

A Site Plan Review Application prepared pursuant to Section 51-13 for a Proposed Institutional Project may incorporate by

reference those portions of an Applicable Institutional Master Plan that are pertinent to the requirements of Section 51-13.

10. Appeals. An applicant aggrieved by the issuance of an Adequacy Determination by the Boston Redevelopment Authority disapproving or conditionally approving an Institutional Master Plan pursuant to this Section 51-31 may appeal to the Board of Appeal within forty-five (45) days after the issuance of such Adequacy Determination, in accordance with the provisions of Article 6.

SECTION 51-32. Zoning Commission Approval; Establishment of Institutional Master Plan Areas. Upon approval of the Institutional Master Plan by the Boston Redevelopment Authority, the Boston Redevelopment Authority shall transmit the Institutional Master Plan to the Zoning Commission for its consideration. The Zoning Commission may approve the Institutional Master Plan and upon such approval establish an Institutional Master Plan Area to be governed by the Institutional Master Plan.

The following Institutional Master Plans filed with the Boston Redevelopment Authority shall be deemed approved hereunder as though such Institutional Master Plans had been approved pursuant to the provisions of this Article:

Harvard University - Allston Campus, dated April 27, 1989, as amended on June 6, 1991 and September 26, 1991;

Boston University, dated March 26, 1987, as amended on August 13, 1987 and October 13, 1988.

Notwithstanding any contrary provision of Section 51-30 or Section 51-31, any Institutional Master Plan or amendment, initial application for which was submitted prior to September 1, 1991, shall not be subject to the content requirements of Section 51-30 nor require a new Scoping Determination, but shall be reviewed in the form submitted to the Boston Redevelopment Authority and the community as of such date.

The Institutional Master Plan Area shall be applicable on an overlay basis and may include non-contiguous elements. Any use described in an Applicable Institutional Master Plan that is consistent with such Applicable Institutional Master Plan, as certified in accordance with Section 51-33, and that has satisfied any applicable requirements of Article 31, shall be deemed to be in compliance with the use, dimensional, parking and loading requirements of this Article, notwithstanding any provision of the underlying zoning to the contrary and without the requirement of further zoning relief.

SECTION 51-33. Consistency with an Institutional Master Plan. The Department of Inspectional Services shall not issue a building, use or occupancy permit for any Proposed Project that is subject to the provisions of Section 51-29 (and that is not exempt from such provisions by the terms thereof) for the erection, extension, or alteration of any structure or part thereof, or the change of use of any structure or land, unless the Director of the Boston Redevelopment Authority certifies that the Proposed Project is located within an Institutional Master Plan Area, is adequately described in an Applicable Institutional Master Plan, and is consistent with such Applicable Institutional Master Plan. Such certification of consistency, or a finding of inconsistency, or a finding of consistency subject to a condition or conditions, shall be issued no later than one hundred twenty (120) days after receipt by the Boston Redevelopment Authority of the application for a Proposed Project. Prior to making such a certification of consistency, the Director of the Boston Redevelopment Authority may require the Applicant to submit information and materials as necessary to evaluate whether the Proposed Institutional Project is consistent with the Institutional Master Plan. Provided that such updated materials and information do not alter or require alteration of the development program proposed in the Institutional Master Plan or of proposed mitigation measures, such updated materials and information shall not be deemed to be an amendment to the Institutional Master Plan. An Institution aggrieved by the denial of any permit by the Department of Inspectional Services pursuant to this Section 51-33 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

SECTION 51-34. Update, Renewal, and Amendment of Institutional Master Plans.

1. Annual Update. An approved Institutional Master Plan shall be updated annually, on or before the anniversary of the approval date of the Institutional Master Plan. To update its Institutional Master Plan, an Institution shall file with the Boston Redevelopment Authority a description of all projects, including any projects exempt from the provisions of Section 51-29 pursuant to Section 51-29.1(d), that: (a) have been completed since the most recent annual update or Institutional Master Plan approval or renewal date, (b) are ongoing, including a description of the status and estimated timetables for completion of such projects, or (c) are scheduled to begin in the upcoming twelve (12) months, including estimated timetables for the commencement, progress, and completion of such projects. Such descriptions shall include any other information necessary to clarify the information required by items (a), (b), or (c) of this Section 51-34.1. Such annual update of an Applicable Institutional Master Plan shall not constitute an amendment or renewal of such Institutional Master Plan, and the description of a project in such annual update shall not serve to add any such project to any Applicable Institutional Master

Plan without an amendment of such Institutional Master Plan pursuant to Section 51-34.3.

2. Time for Renewal or Amendment. An approved Institutional Master Plan may be renewed or amended at any time. If an Institution fails to file an IMPNF seeking renewal of an Institutional Master Plan on or before the fourth anniversary of the date of the later of (a) the Zoning Commission's approval of the original Institutional Master Plan, or (b) the most recent renewal thereof by the Zoning Commission (or by the Boston Redevelopment Authority, if no Zoning Commission review was required), or if, having made such filing, the Institution thereafter fails diligently to make the necessary filings and otherwise fulfill the requirements for renewal set forth in this Section 51-34, as determined by the Director of the Boston Redevelopment Authority, then the Director shall not issue any certificate of consistency, as described in Section 51-33, with respect to a Proposed Institutional Project of such Institution until such failure is remedied. Failure to renew an Institutional Master Plan prior to the expiration of such four (4)- year period shall not affect the status under the Institutional Master Plan of then existing uses or of building, use, or occupancy permits already issued as of such expiration.
3. Procedure for Renewal or Amendment. The procedure for renewing or amending an Institutional Master Plan shall be identical to that for the initial approval of an Institutional Master Plan except that:
 - (a) if, upon review of the IMPNF submitted in connection with such renewal or amendment, the Boston Redevelopment Authority determines that no new Proposed Institutional Projects are planned, that no changes in the Institutional Master Plan are proposed that would constitute a change in the use, dimensional, parking, or loading elements of the Institutional Master Plan, and that no significantly greater impacts would result from continued implementation of the Institutional Master Plan than were originally projected, then the Boston Redevelopment Authority shall waive further review of the renewal or amendment application and approve the IMPNF and original Institutional Master Plan together as the renewed or amended Institutional Master Plan;
 - (b) the Boston Redevelopment Authority, at the request of the Institution, shall waive the requirements of an IMPNF and Scoping Determination for approval of an amendment to or renewal of an Institutional Master Plan, where the only change in the Institutional Master Plan provided for in the proposed amendment or renewal is the inclusion of one or more additional Proposed Projects that satisfy each of requirements (1), (2), (3), and (4) below, as applicable:

- (1) the Proposed Project is located within an Institutional Subdistrict or, if the Proposed Project is for an Institutional Use (a "Proposed Institutional Project"), and is located outside an Institutional Subdistrict, the use category, other than an Institutional Use, that most closely describes such Proposed Institutional Project is identified on Table C as:
 - (i) an allowed use; or
 - (ii) a conditional use, provided that the Board of Appeal has granted permission, pursuant to Article 6, for such conditional use; or
 - (iii) a forbidden use, provided that the Board of Appeal, pursuant to Article 7, has granted a variance for such forbidden use; and
- (2) if the Proposed Project is for an Institutional Use (a "Proposed Institutional Project") and is located outside an Institutional Subdistrict, its dimensions and parking and loading spaces meet all the requirements applicable to the use category, other than Institutional Use, that most clearly describes the Proposed Institutional Project; and
- (3) for a College or University Use, Hospital Use, or Nursing or Convalescent Home Use, such Proposed Institutional Project is not for one or more of the High Impact Subuses identified in the definition of a College or University Use, Hospital Use, or Nursing or Convalescent Home Use in Article 2A; and
- (4) the Proposed Project is not subject to the Development Review requirements of Article 31 pursuant to Section 51-43.

Notwithstanding any provisions to the contrary in Section 51-31.4, the Boston Redevelopment Authority shall issue its written Adequacy Determination under Section 51-31.4 concerning a proposed amendment to an Institutional Master Plan under this Section 51-34.3(b) within sixty (60) days after the submission of the proposed amendment to the Boston Redevelopment Authority, and public comments concerning such proposed amendment, including the comments of public agencies, shall be transmitted in writing to the Boston Redevelopment Authority within thirty (30) days after the Boston Redevelopment Authority has published notice of such submission as required by Section 51-31.3;

- (c) if the proposed amendment is limited to the addition to the Institutional Master Plan of one or more Proposed Institutional Projects, review by the Boston Redevelopment Authority shall be limited to such Proposed Institutional Project(s), taking into consideration the cumulative impacts of such Proposed Institutional Project(s) together with existing uses and other Proposed Projects.

Nothing in subsection (b) or (c) of Section 51-34.3 shall affect the requirements set forth in Section 51-31.7 for full community participation in the Boston Redevelopment Authority's review of an amendment to an Institutional Master Plan, including the requirement that a public hearing be conducted. An amendment or renewal pursuant to subsection (b) or (c) of Section 51-34.3 shall not require further approval by the Zoning Commission, and the date of the Boston Redevelopment Authority's approval of such amendment or renewal shall constitute the new approval date for such Institutional Master Plan for all purposes hereunder. For all other amendments or renewals, the new approval date for the Institutional Master Plan shall be the date of the Zoning Commission's approval of such amendment or renewal.

An Institution may make a combined amendment and renewal submission to the Boston Redevelopment Authority, in which event the scope of such submission shall include the entire Institutional Master Plan Area, and the provisions of subsection (c) of Section 51-34.3 shall not apply.

REGULATIONS APPLICABLE IN GREENBELT PROTECTION AND NEIGHBORHOOD DESIGN OVERLAY DISTRICTS

SECTION 51-35. **Establishment of Greenbelt Protection Overlay Districts.**

This Section 51-35 establishes five (5) Greenbelt Protection Overlay Districts ("GPODs") in the Allston-Brighton Neighborhood District. The following Greenbelt Roadways and their adjacent areas between the boundary lines stated are designated as Greenbelt Protection Overlay Districts:

1. Chestnut Hill Driveway GPOD: lines parallel to, five hundred (500) feet from, and on each side of the center line of the right-of-way, between Beacon Street and Commonwealth Avenue.
2. Commonwealth Avenue GPOD: lines parallel to, two hundred (200) feet from, and on each side of the center line of the right-of-way, between the Boston University Bridge and the City of Newton boundary line.
3. Leo Birmingham Parkway GPOD: lines parallel to, two hundred (200) feet from, and on each side of the center line of the right-of-way, between Nonantum Street and Western Avenue.
4. Nonantum Road GPOD: lines parallel to, two hundred (200) feet from, and on each side of the center line of the right-of-way, between the City of Newton boundary and Brooks Street.
5. Soldiers Field Road GPOD: (a) lines parallel to, two hundred (200) feet from, and on each side of the center line of the right-of-way between Nonantum Street and Western Avenue; and (b) a line parallel to and two hundred (200) feet to the northeast of the center line of the right-of-way between Western Avenue and the Allston-Brighton Neighborhood District boundary at the Boston University Bridge, and not including any Lot on the southwest side of said center line within the Allston Landing North or Allston Landing South EDAs.

Any Lot within a GPOD is subject to the provisions of this Article applicable to the subdistrict within which it is located and to the provisions of Article 29, Greenbelt Protection Overlay Districts. The above GPODs are shown on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District."

SECTION 51-36. Establishment of Neighborhood Design Overlay Districts Within Residential Subdistricts. This Section 51-36 establishes five (5) Neighborhood Design Overlay Districts as overlays to Residential Subdistricts, within the Allston-Brighton Neighborhood District. The Neighborhood Design Overlay Districts are established to protect the existing scale, quality of the pedestrian

environment, character of the residential neighborhoods, and concentrations of historic buildings within the Neighborhood Design Overlay Districts.

Design review regulations applicable within the Neighborhood Design Overlay Districts are set forth in Section 51-44. All use, dimensional, and other provisions applicable to the underlying Residential Subdistricts are applicable within the Neighborhood Design Overlay Districts.

The Neighborhood Design Overlay Districts are located as designated on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District." The names and design characteristics of the Neighborhood Design Overlay Districts are as follows:

1. Aberdeen Neighborhood Design Overlay District. The Aberdeen area grew in the 1890s as a residential community and is characterized by picturesque development of curvilinear streets with large shingle style houses in naturalistic settings. It includes Chiswick, Selkirk, Kilsyth, Kinross and Lanark Roads, and Englewood Avenue.
2. Newton Street Neighborhood Design Overlay District. The homes along Newton Street are brick or stone mansard double houses of uniform design and construction. Probably built between 1871 and 1875, they are the largest concentration of mansard cottages in Brighton.
3. Raymond Street Neighborhood Design Overlay District. Along Raymond Street, Holmes Street, Mead Street and Franklin Street is a large complex of Queen Anne brick row buildings. These buildings have rowlock arches above window and door openings, granite sills and panel brick decoration. They were built in the late 19th century, probably to accommodate workers from local companies.
4. Lake Street Neighborhood Design Overlay District. Lake Street, which was not a public way until the 1850s, contains well preserved residences in a variety of architectural styles which include Italianate vernacular, Colonial Revival, and Craftsman styles. It extends from Knowles Street to Rogers Park Avenue.
5. Sparhawk Neighborhood Design Overlay District. The Sparhawk area is a well-defined neighborhood situated northeast of Brighton Center, bounded on the south by Henshaw and Cambridge Streets, on the east by Dustin Street, on the north by Mapleton Street, and on the west by Market Street. The neighborhood is characterized by homes ranging from commodious late 19th century single family and double homes in the southern sector to post-World War I Colonial Revival two-family houses lining the grid-patterned streets to the north. It has the best concentration of late 19th

century architectural styles in Allston-Brighton in terms of size, quality, variety and state of preservation.

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

SECTION 51-37. Establishment of Areas Within Which Planned Development Areas May be Permitted. Planned Development Area ("PDAs"), as described in Section 3-1A.a, are permitted within the Conservation Protection Subdistricts, the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, the Allston Landing North Economic Development Area, and the Allston Landing South Economic Development Area. PDAs are not permitted elsewhere in the Allston-Brighton Neighborhood District.

The purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Allston-Brighton community, including the creation of new job opportunities and affordable housing; to allow for the diversification and expansion of Boston's economy through manufacturing, commercial, and scientific research and development uses; to protect the significant open space and significant natural features of areas in a Conservation Protection Subdistrict; to encourage economic development in the Allston Landing North and Allston Landing South Economic Development Areas and the Western Avenue/Soldiers Field Road Community Commercial Subdistrict while ensuring public benefits and quality urban design by providing planning and design controls; to encourage economic development, and commercial, manufacturing, and industrial expansion; and to allow for the creation of affordable housing.

SECTION 51-38. Planned Development Areas: Use and Dimensional Regulations.

1. Use Regulations. A Proposed Project within a PDA shall comply with the use regulations applicable to the underlying subdistrict for the location of the Proposed Project, except as those regulations are expressly modified by an approved Development Plan.
2. Dimensional Regulations. The dimensional requirements for a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan, provided that the Floor Area Ratio (FAR) for such Proposed Project shall not exceed the limits set forth in Table 2.

TABLE 2

**Allston-Brighton Neighborhood District
Planned Development Areas
Maximum Floor Area Ratios**

<u>Area</u>	<u>Maximum FAR</u>
Allston Landing North EDA	2
Allston Landing South EDA	2
Conservation Protection Subdistricts	0.5
Western Avenue/Soldiers Field Road Community Commercial Subdistrict	1.75

SECTION 51-39. Planned Development Areas: Approval Process. This Section 51-39 establishes a process for approving Proposed Projects within Planned Development Areas.

1. Development Plan Approval Process. To establish a PDA, the Applicant must submit a Development Plan for the Proposed Project to the Boston Redevelopment Authority for its approval in accordance with Section 3-1A.a. A Proposed Project within a PDA may be located on or among multiple contiguous parcels or Lots under common ownership, whether or not any portion of the Proposed Project or other improvements on a particular parcel or Lot under such ownership satisfies the provisions of this Article and Code, so long as all such parcels and Lots and the improvements thereon as a whole are consistent with the provisions of this Article and Code, including without limitation those relating to maximum Floor Area Ratio.
2. Boston Redevelopment Authority Review. No later than sixty (60) days after the Applicant files a Development Plan, the Boston Redevelopment Authority shall approve the Development Plan, and authorize its Director to petition the Zoning Commission to approve the Development Plan and to designate the area of the Proposed Project as a PDA, or shall conditionally approve the Development Plan, or shall disapprove the Development Plan.
3. Community Participation. The Applicant shall provide the Boston Redevelopment Authority with a sufficient number of copies (up to fifty (50)) of the application for Development Plan approval to allow for distribution to interested parties. After receiving such application, the Boston Redevelopment Authority shall retain one copy of such application for its files and shall transmit copies to appropriate City departments and

agencies and to community and neighborhood organizations in the Allston-Brighton Neighborhood District that have requested such materials. Within five (5) days after the Boston Redevelopment Authority has received such application, the Boston Redevelopment Authority shall publish notice of such submission in one or more newspapers of general circulation in the city, such notice to state the name of the applicant and identify the Development Plan area, and shall make copies of such application available generally to the public. Before it renders a decision on an application for Development Plan approval, the Boston Redevelopment Authority shall review timely comments and recommendations from the general public, neighborhood and community organizations in the Allston-Brighton Neighborhood District, and public agencies concerning the Development Plan's compliance with the approval standards set forth in Section 51-41 (which address Development Plan impacts). The Boston Redevelopment Authority shall work toward resolution of issues raised in the public review process.

4. Zoning Commission Approval Only; No Board of Appeal Action Required. Upon approval of the Development Plan by the Boston Redevelopment Authority, the Boston Redevelopment Authority shall transmit the Development Plan to the Zoning Commission for its consideration. The Zoning Commission may approve the Development Plan and establish a PDA if such PDA consists solely of land with respect to which an agreement has been or subsequently is entered into with the Boston Redevelopment Authority establishing use and dimensional controls as specified in the Development Plan. The Proposed Project, and the parcels or Lots and improvements thereon, that are the subject of the Development Plan shall be deemed to be in compliance with the requirements of this Article and Code, without the requirement of Board of Appeal action, so long as the same are consistent with the provisions of the approved Development Plan and, as to matters not covered by said approved Development Plan, consistent with other applicable provisions of this Code. Nothing in this Article shall be construed to limit the power of the Board of Appeal to grant Zoning Relief for Proposed Projects in PDAs, except that exceptions from the FAR limits set forth in Section 51-38 and this Article are not permitted.
5. Amendment of Development Plan. In a PDA, no Proposed Project shall proceed unless the Boston Redevelopment Authority has certified to the Commissioner of Inspectional Services that the Proposed Project is consistent with the approved Development Plan, as amended from time to time, for such PDA or the portion thereof to which the Proposed Project relates. The procedure for amendment of the Development Plan is the same procedure as the procedure for initial approval of a Development Plan, as set forth in Section 3-1A.a and in Section 51-39.1.

SECTION 51-40. Applicability of Future Amendments. The issuance of any permit for the development or construction of any portion of a Proposed Project that is proceeding in accordance with an approved Development Plan, as amended from time to time, shall be deemed to be the issuance of a permit for the entire Proposed Project for the purpose of applying Section 5 of Chapter 665 of the Acts of 1956 as amended from time to time. Without limiting the foregoing sentence, the provision of Section 5 of said Chapter 665 that requires that construction work under the permit proceed continuously to completion shall be deemed satisfied so long as construction on the Proposed Project proceeds generally in accordance with a development schedule set forth in the approved Development Plan.

SECTION 51-41. Planned Development Areas; Standards for Development Plan Approval. Before transmittal to the Zoning Commission, a Development Plan shall have been approved by the Boston Redevelopment Authority after a public hearing, provided, however, that no Development Plan shall be approved unless the Boston Redevelopment Authority finds that: (a) such Development Plan complies with the provisions of Sections 51-37 through 51-42 (Regulations Applicable in Planned Development Areas); (b) such Development Plan conforms to the Allston-Brighton Neighborhood Plan and the general plan for the city as a whole; (c) each Proposed Project described in the Development Plan is in compliance with the FAR limits set forth in Section 51-38; (d) on balance, nothing in such Development Plan will be injurious to the Allston-Brighton neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and, (e) for any PDA for any general retail use within the Allston Landing North EDA, the Development Plan includes a comprehensive traffic access plan which incorporates access restrictions, alterations to traffic routes, truck routes or other mechanisms by which traffic impacts shall be mitigated in accordance with Article 31, and by which traffic shall be directed away from residential areas of the Allston-Brighton Neighborhood District and directed to major thoroughfares of the District; and that such Development Plan for a PDA for such general retail use within the Allston Landing North EDA complies with the screening and buffering requirements set forth in Section 51-46.

SECTION 51-42. Planned Development Areas: Public Benefits. The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as meeting the provisions of Section 51-41 if the Development Plan proposes a plan for public benefits, including one or more of the following: (a) diversification and expansion of Boston's economy and job opportunities through economic activity, such as private investment in manufacturing, commercial uses, or research and development; or (b) creation of new job opportunities and establishment of educational facilities, career counseling, or technical assistance providing instruction or technical assistance in fields related to such jobs; or (c) provision of Affordable Housing available to Allston-Brighton and Boston residents; or (d) improvements to the aesthetic character of the development site and its surroundings, which may include the provision of open space connections, of the Charles River waterfront, the provision of street trees and other improvements that enhance open space, the improvement of

the urban design characteristics of the site and its surroundings, or the enhancement of existing open space or the creation of new open space.

REGULATIONS GOVERNING DEVELOPMENT REVIEW AND DESIGN REVIEW

SECTION 51-43. Applicability of Article 31 Development Review. In order to ensure that growth in the Allston-Brighton Neighborhood District is compatible with the character of the buildings and landscape and that new development is of a quality that enhances the neighborhood visually and economically and is not damaging to environmental quality, the provisions of Article 31 (Development Review Requirements) apply to the following Proposed Projects.

1. **Large Projects.** Notwithstanding any provision of Section 31-4 to the contrary, the provisions of Article 31 (Development Review Requirements), other than Section 31-3, shall be applicable, except where otherwise specified in this Article, to any Proposed Project to: (a) erect a Building or Structure having a gross floor area of fifty thousand (50,000) or more square feet; or (b) enlarge a Building or Structure so as to increase its gross floor area by fifty thousand (50,000) or more square feet; or (c) establish or change the uses of a gross floor area of fifty thousand (50,000) or more square feet; or (d) establish or change to conditional or forbidden uses the uses of a gross floor area of fifty thousand (50,000) or more square feet.
2. **Certain Projects for Residential Uses.** If a Proposed Project not otherwise subject to the provisions of Article 31, pursuant to Section 51-43.1, includes (i) the construction of fifteen (15) or more Dwelling Units, or (ii) the rehabilitation or alteration of Buildings or Structures so as to result in a net increase of fifteen (15) or more Dwelling Units, such Proposed Project shall comply with the Transportation Access Plan requirements of Section 31-6.

The Commissioner of Inspectional Services shall not issue a building permit for any Proposed Project subject to the provisions of this Section 51-43 unless the Director of the Boston Redevelopment Authority has issued a certification of compliance with the applicable provisions of Article 31.

SECTION 51-44. Design Review.

1. **Applicability of Design Review.** The provisions of this Section 51-44 shall apply only to those Proposed Projects specified in this Section 51-44 that are not otherwise subject to Article 31 development review pursuant to Section 51-43.1 or by election.

The following Proposed Projects are subject to design review by the Boston Redevelopment Authority:

- (a) Projects Adding 20,000 Square Feet of Floor Area. Any Proposed Project for the erection or extension of one or more Buildings that results in the addition of an aggregate gross floor area of twenty thousand (20,000) or more gross square feet;
- (b) Certain Projects Adding Dwelling Units. Any Proposed Project for the construction of fifteen (15) or more Dwelling Units (but not including rehabilitation or alteration projects unless they result in a net increase of fifteen (15) or more Dwelling Units);
- (c) Certain Projects in Neighborhood Business Subdistricts and Neighborhood Design Overlay Districts. Within the Neighborhood Business Subdistricts and Neighborhood Design Overlay Districts, any Proposed Project for the erection or extension of a Building with a gross floor area of three hundred (300) or more square feet, or for an exterior alteration affecting three hundred (300) or more square feet of a Building facade, if such new Building, extension, or facade alteration is visible from any public street or public open space; and
- (d) Certain Exterior Alterations in Neighborhood Design Overlay Districts. Within the Neighborhood Design Overlay Districts, any exterior alteration changing the roof shape, cornice line, Street Wall height, or Building Height of an existing Building.

The provisions of this Section 51-44 shall not apply to any Proposed Project that is subject to the jurisdiction of the Boston Landmarks Commission or other architectural board or commission having design review authority and established pursuant to a general or special law of the Commonwealth of Massachusetts.

The Commissioner of the Inspectional Services Department shall not issue a building or use permit for any Proposed Project that is subject to the provisions of this Section 51-44 unless the Director of the Boston Redevelopment Authority certifies that the design for such Proposed Project has been approved by the Boston Redevelopment Authority.

- 2. Procedure for Design Approval. Each application for a permit for a Proposed Project which is subject to design review by the Boston Redevelopment Authority pursuant to this Section 51-44 shall be filed in duplicate with the Inspectional Services Department, which shall retain one copy for its files and transmit the other copy to the Boston Redevelopment Authority. The Boston Redevelopment Authority may find that the Proposed Project is consistent with the guidelines set forth in Section 51-44.3 or is not consistent with the guidelines set forth in Section 51-44.3; provided that if no such findings are transmitted to the

Inspectional Services Department within thirty (30) days of the receipt by the Boston Redevelopment Authority of the application for a Proposed Project, the Proposed Project shall be deemed to be consistent with the guidelines set forth in Section 51-44.3 without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 51-44 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

3. Design Guidelines. The following design guidelines shall be considered by the Boston Redevelopment Authority in reviewing a Proposed Project that is subject to design review under this Section 51-44.
 - (a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.
 - (b) Vehicular access and egress to a site should provide safe visual access for drivers and pedestrians.
 - (c) Parking should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary. Parking and storage areas should be located behind buildings and shall comply with the applicable provisions of Section 51-49.
 - (d) New or rehabilitated residential buildings should reflect and complement the patterns of height, siting, and architectural character of the surrounding residential structures. The removal or alteration of any historic or architectural feature should be held to a minimum.
 - (e) New or rehabilitated commercial buildings should be compatible with the height, building material, and architectural character of older commercial buildings. Distinctive features such as the size, scale, mass, architectural detail, and building materials should be retained, if possible, when rehabilitating commercial or residential buildings. This should include roofs, roof profiles, existing window and door openings, steps, porches, and other features that give a neighborhood its distinguishing character.
 - (f) Deteriorated architectural features should be repaired rather than be replaced, wherever possible, when rehabilitating residential or commercial buildings. In the event that replacement is necessary, the new material should match the existing in composition, design, texture, and appearance. Repair or replacement of missing

architectural features should be based as much as possible on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.

- (g) Contemporary design for residential structures shall not be discouraged, if such design is compatible with the size, material, and character of the surrounding neighborhood environment.
- (h) New residential construction should reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings should respect significant landscape features on the site.
- (i) New residential construction should respect certain standards of scale in order to maintain the subdistrict's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.
- (j) Open spaces, building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows, facing onto pedestrian areas, should be avoided to the extent practicable in building designs.
- (k) Storefronts and display windows should be open and welcoming to the shopper and stroller. Facade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained.
- (l) Setbacks, corner treatments, and other design details should be used to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.
- (m) Roofs of buildings should be designed to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy.
- (n) A clearly defined zone for signs on the building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade without changing color. In buildings with multiple stores, the sign band should be subdivided so that each

section clearly relates to an individual store. Signs shall comply with the provisions of Section 51-48 (Sign Regulations), where applicable.

- (o) Landscaping and screening should be used to make Neighborhood Business subdistricts more attractive, and to provide screening between neighborhood business and residential uses. Proposed Projects shall comply with the provisions of Section 51-46 (Screening and Buffering Requirements), where applicable.
- (p) In addition to the foregoing, design features of a Proposed Project should take into consideration any special characteristics of the site and its location, and should enhance and reinforce any historic qualities of existing structures.

SECTION 51-45. Specific Design Requirements. Except as otherwise expressly provided in this Article or Code, the provisions of this Section 51-45 shall apply within those subdistricts specified in this Section 51-45 to all Proposed Projects that are not subject to design review, pursuant to Section 51-44, or to Article 31 development review, pursuant to Section 51-43.1 or by election. The provisions of Article 6A shall be applicable to the provisions of this Section 51-45.

1. Street Wall Continuity in Neighborhood Business Subdistricts. This Section 51-45.1 shall apply within the Neighborhood Business Subdistricts to any Proposed Project, except a Proposed Project for a Residential Use, that includes the erection of a new structure or the extension of an existing structure, where such extension changes the location of a Street Wall. Each newly constructed or relocated Street Wall of any such Proposed Project shall be built to be coextensive with the Building Line, as defined in Article 2A, of the Block on which the Street Wall faces. If there is no determinable Building Line of said Block, then such Street Wall shall be built at a depth from the Street Line equal to that of the Building Line farthest from the Street Line of the two blocks adjacent to said Block, facing the same Street.

If there is no determinable Building Line of either of said adjacent blocks, then (a) if the Proposed Project is subject to or elects to comply with the development review requirements of Article 31 or the design review requirements of Section 51-44, an appropriate Street Wall location shall be determined in the development review or design review process, as the case may be, or (b) notwithstanding any contrary provision of Section 51-44, the Proposed Project shall be deemed to be subject to the design review provisions of Section 51-44 for the limited purpose of determining an appropriate Street Wall location.

Notwithstanding any contrary requirement of this Section 51-45.1, the following Street Wall requirements shall apply to all Proposed Projects in the locations specified in paragraphs (a)-(d) of this Section 51-45.1:

- (a) The Street Wall shall be built at a depth from the Street Line equal to that of the Building Line farthest from the Street Line of the two adjacent blocks facing the same Street:

on Washington Street: between Shanley Street and Lake Street; and between Parsons Street and Foster Street; except that the Street Wall shall be built at a depth of seven (7) feet from the Street Line between Corey Street and the municipal boundary of the Town of Brookline;

on the east side of Chestnut Hill Avenue in the Chestnut Hill Avenue Local Convenience Subdistrict;

on Market Street: between Surrey Street and Bennett Street;

on Commonwealth Avenue: between Royce Street and Gorham Street; and

on Brighton Avenue: between Allston Street and Higgins Street; and between Reedsdale Street and Linden Street.

- (b) The Street Wall shall be built at a depth from the Street Line equal to that of the Building Line on the opposite side of the Street:

on the east side of Harvard Avenue: between Commonwealth Avenue and the municipal boundary of the Town of Brookline.

- (c) The Street Wall shall be built at a depth from the Street Line equal to that of the Building Line of the block between Harvard Avenue and Linden Street:

on Cambridge Street: between Harvard Avenue and Craftsman Street; and

on Brighton Avenue: between Harvard Avenue and Craftsman Street.

- (d) The Street Wall shall be built up to the edge of the sidewalk:

in the Market Street/North Beacon Street Neighborhood Shopping Subdistrict; and

on the south side of Beacon Street in the Cleveland Circle Neighborhood Shopping Subdistrict.

Except as otherwise provided in this Section 51-45.1, Street Walls shall be continuous across a Lot. However, design articulation involving deviations from the Street Wall plane of two (2) feet or less shall be permitted across the Street Wall. Larger recesses and bays in Street Walls shall be permitted as follows. For Proposed Projects neither subject to nor electing to comply with the development review requirements of Article 31 or the design review requirements of Section 51-44, recesses not exceeding fifteen (15) feet in depth, and not affecting more than fifty percent (50%) of the Street Wall plane shall be permitted. Bay Windows may extend from the Street Wall plane above the Ground Floor Ceiling Height, provided that such Bay Windows do not affect more than forty percent (40%) of the Street Wall plane. For Proposed Projects which are subject to or elect to comply with the development review requirements of Article 31 or the design review requirements of Section 51-44, recesses and bays shall be permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, provided that the facade remains compatible with its historical and architectural surroundings and visual continuity in the Block front is preserved, as certified by the Boston Redevelopment Authority in accordance with the urban design provisions of Article 31 or the design review provisions of Section 51-44.

2. Display Window Area Regulations in Neighborhood Business Subdistricts and Economic Development Areas. This Section 51-45.2 shall apply in the Neighborhood Business Subdistricts and the Economic Development Areas to any Proposed Project for the uses specified in this Section 51-45.2. For the purposes of these Display Window Area Regulations, the term "Display Window Area" means that area of any Street Wall between Grade and (i) the Ground Floor Ceiling Height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any area of the Street Wall serving as access to off-street loading berths or accessory off-street parking.
 - (a) Display Window Area Transparency. For Retail Uses, Entertainment Uses, Service Uses and Trade Uses, at least sixty percent (60%) of the Display Window Area between three (3) feet above Grade and eight (8) feet above Grade shall be glazed and transparent. That portion of the Display Window Area required by this Section 51-45.2(a) to be transparent glazing shall not be obstructed more than thirty percent (30%) by signs on or behind such glazing.

- (b) Display Window Area Usage. For Retail Uses, Service Uses, Office Uses, and Trade Uses, there shall be, to a depth of at least two (2) feet behind the Display Window Area: (i) an area for the display of goods and services available for purchase on the premises; or (ii) an area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the Retail Use, Service Use, Office Use, or Trade Use, as the case may be, being conducted on the premises.

SECTION 51-46. Screening and Buffering Requirements. In order to ensure that the commercial and industrial subdistricts of the Allston-Brighton Neighborhood District develop into attractive and appropriately landscaped areas which enhance the neighborhood and streetscape visually, the screening and buffering requirements of this Section 51-46 shall apply to those Proposed Projects described in this Section 51-46 that are not subject to Article 31 development review pursuant to Section 51-43.1 or by election. The provisions of Article 6A shall apply to the provisions of this Section 51-46.

1. Screening and Buffering Along Property Lines Abutting Public Streets, Public Parks, and Certain Subdistricts. The provisions of this Section 51-46.1 shall apply in the Neighborhood Business Subdistricts, Local Industrial Subdistricts, and Economic Development Areas to any Proposed Project, other than a Proposed Project for a Residential Use, that includes (a) the erection of a new Building, or (b) the extension of an existing Building, where the extension exceeds twenty-five percent (25%) of the gross floor area of such existing Building. Where any Lot line of such Proposed Project abuts (a) a public street or public park, or (b) a Residential Subdistrict or Neighborhood Business Subdistrict, such Proposed Project shall provide and maintain, along each Lot line abutting such street, park, or Subdistrict, the screening and buffering specified in this Section 51-46.1:
 - (a) Materials. Screening shall include a strip of shrubs and trees densely planted along the inside edge of a wall or heavy-duty fence. Trees may be planted without shrubs along the inside edge of a solid wall or of a stockade or board-type wooden fence, without plywood sheeting, that is constructed to be at least sixty percent (60%) opaque. Walls and fences may be made of one or more materials, such as masonry (piers or walls), iron pickets, decorative metal, wrought iron, shadow box, vinyl coated or galvanized chain link with or without redwood strips woven through it, or stockade or board-type wood without plywood sheeting. Two or more materials may be used in combination with each other, and piers and walls may be used in combination with fences.

(b) Dimensions. The width of the planting strip shall be appropriate for the species and quantities of plant materials necessary to provide adequate screening, but shall in no event be less than five (5) feet wide. Along a Lot line abutting a public street, the height of the fence or wall shall be no less than three (3) feet and no more than four (4) feet above Grade. Along a Lot line abutting a Residential Subdistrict, the height of the fence or wall shall be no less than four (4) feet and no more than seven (7) feet above Grade. If the planting strip abuts a parking area, a curb six (6) inches in height shall separate the landscaped area from the parking area.

2. Screening and Buffering of Parking, Loading, and Accessory Storage Areas. In Residential Subdistricts, Neighborhood Business Subdistricts, Local Industrial Subdistricts, and Economic Development Areas, any off-street parking facility or lot, off-street loading area, or accessory storage area that abuts (a) a public street, (b) a public park, or (c) a Residential Subdistrict, shall be screened from view as provided in this Section 51-46.2. Such screening shall consist of trees and shrubs densely planted in a strip at least five (5) feet wide on the inside edge of a steel-picket or stockade or board-type wooden fence, provided that such fencing is not more than fifty percent (50%) opaque and is no less than three (3) feet and no more than four (4) feet high. The planting strip shall be separated from any parking area by a curb six (6) inches in height. All parking lot lighting shall be designed to shine entirely on the parking lot. All parking lots shall be Accessible to the handicapped.
3. Screening of Disposal Areas, Loading Areas, and Certain Equipment. Disposal areas, dumpsters, loading areas, and ground-mounted mechanical equipment that abut (a) a public street, (b) a public park, or (c) a Residential Subdistrict, shall be screened from view as provided in this Section 51-46.3. Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be screened with an opaque wall or fence sufficiently high to provide effective screening.
4. Specifications for Plantings. Shrubs required by this Section 51-46 may be of deciduous or evergreen, or a mixture of both types, densely planted to provide a mature appearance within three (3) years. Trees required by this Section 51-46 may be deciduous or evergreen, or some combination of both types. Deciduous trees shall be minimum three (3)-inch caliper at the time of planting and planted twenty to twenty-five (20-25) feet on center, and evergreen trees shall be minimum twelve (12) feet high and planted twelve to fifteen (12-15) feet on center. Ground cover consisting of grass or other plantings or four to six (4-6) inches of pine-bark or similar mulch

shall be placed within the planting strip at the time of planting and replenished as necessary.

5. Maintenance of Landscaped Areas. Landscaping required by this Section 51-46 shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering.
6. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material.
7. Outside Storage. Outside storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 51-46. In a Local Industrial Subdistrict, for all Storage Uses as identified in Table C, any material or equipment stored to a height greater than four (4) feet above Grade shall be surrounded by a wall or fence or vegetative screen of such height, not less than six (6) feet high, as may be necessary to screen such material or equipment from any public street or public open space.
8. Security Grates. If a security grate is to be used, it should be a grille rather than a roll-up steel door; mounted inside rather than outside the building, if practicable; and if such security grate must be mounted on the outside of the building, the box or other housing for such grate should be concealed in an appropriate manner. Security grates should be integrated into the design of the storefront.

MISCELLANEOUS PROVISIONS

SECTION 51-47. Additional Requirements in Neighborhood Business Subdistricts, Local Industrial Subdistricts and Economic Development Areas.

Any application for a permit for expansion of seating or standing capacity of any Restaurant With Live Entertainment operating after 10:30 p.m., Bar, or Bar With Live Entertainment, as those terms are defined in Article 2A, shall be conditional and subject to the provisions of Article 6 if such use is conditional, and forbidden if such use is forbidden.

SECTION 51-48. Sign Regulations. The provisions of this Section 51-48 shall apply to all Proposed Projects except to Proposed Projects within the Allston Landing North EDA or Allston Landing South EDA which are subject to or elect to comply with the provisions of Article 31, Development Review Requirements, and such signage shall be governed by the development review process under Article 31 unless otherwise determined by the Boston Redevelopment Authority.

1. Sign Regulations Applicable in Residential Subdistricts and Conservation Protection Subdistricts. In all Residential Subdistricts and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs in residential districts.
2. Sign Regulations Applicable in All Subdistricts Other Than Residential and Conservation Protection Subdistricts. In all subdistricts other than Residential Subdistricts and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs outside residential districts and as provided in this Section 51-48. Notwithstanding any provision of Section 11-2 to the contrary, the following regulations shall apply:
 - (a) Signs Attached Parallel to Building Wall. For all permanent Signs attached parallel to a Building wall, other than Signs on windows above the first floor, free-standing Signs, directional Signs, and public purpose Signs listed in items (g) through (k) of Section 11-1, the Sign Area shall not exceed the Sign Frontage multiplied by two (2), and the Sign shall not measure more than thirty (30) inches from top to bottom.
 - (b) Signs Attached at Right Angles to Building. A Sign attached at right angles to a Building shall not have a Sign Area in excess of ten (10) square feet on either face; except that an additional four (4) square feet on each face is allowed for a Sign which incorporates a public service message device, such as a time and temperature Sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour. The bottom of any Sign

attached at right angles to a Building should be at least ten (10) feet above Grade.

- (c) Free-standing Signs. Notwithstanding any provision of Section 11-2(e) to the contrary, free-standing Signs shall be permitted only for: (i) General Retail Uses in the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, and (ii) Gasoline Stations. Where such free-standing Signs are permitted, there shall be only one (1) free-standing Sign on a Lot, and such free-standing Sign shall not have a Sign Area in excess of fifteen (15) square feet, and the bottom of such Sign shall not be higher than ten (10) feet above Grade.
- (d) Billboards. Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those in existence as of the effective date of this Article, shall be forbidden in the Allston-Brighton Neighborhood District.

SECTION 51-49. Off-Street Parking and Loading Requirements. For any Proposed Project subject to or electing to comply with the provisions of Article 31, required off-street parking spaces and off-street loading facilities shall be determined through development review in accordance with the provisions of Article 31. For any other Proposed Projects, the minimum required off-street parking spaces are as set forth in Table J, and the minimum required off-street loading spaces are as set forth in Table K.

1. Outdoor Uses. For the purpose of computing required off-street parking spaces, where a main use on a Lot is an open-air use not enclosed in a Structure, the area of the part of the Lot actually devoted to such open-air use shall constitute the floor area of such use.
2. Pre-Code Structures. If a Structure existing on the effective date of this Article is altered or extended so as to increase its gross floor area or the number of Dwelling Units, only the additional gross floor area or the additional number of Dwelling Units shall be counted in computing the off-street parking facilities required.
3. Mixed Uses. If a Lot includes multiple uses, then the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use, and the required number of off-street loading spaces for such Lot shall be the total of the required number of off-street loading spaces for each use.

4. Location.

- (a) Accessory Parking shall not be located in any part of the Front or Side Yards required by this Article.
- (b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section 51-49 shall be provided on the same Lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to be on another Lot in the same ownership in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2) where the main use on a Lot is for non-residential uses, and the other Lot is within twelve hundred (1,200) feet of that Lot.
- (c) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces provided is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project.
- (d) The off-street parking required by this Article for a Dwelling Unit should be used by those cars for which the parking facilities are required.

5. Design. All off-street parking facilities provided to comply with this Article shall meet the following specifications:

- (a) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic; and all lighting shall be so arranged as to shine downward and away from streets and residences.

- (b) Such facilities, whether open or enclosed in a Structure, shall be so graded, surfaced, drained and maintained as to prevent water and dust therefrom going upon any Street or another Lot.
 - (c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.
 - (d) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the car spaces required by this Section 51-49 may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-1/2) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives.
6. Maintenance. All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.

SECTION 51-50. Application of Dimensional Requirements.

- 1. Exceptions to Minimum Lot Size Requirements. If the requirements of this Article with respect to Open Space and to Front, Rear and Side Yards are met, the minimum Lot Size and minimum Lot Width requirements of this Article shall not prevent the construction, reconstruction or alteration of a single family dwelling, two-family dwelling, or three-family dwelling on any Lot assessed as a separate parcel or in separate ownership of record (by plan or deed) at the time this Article takes effect; provided that three-fourths (3/4) of the minimum Lot Size and minimum Lot Width requirements are met and that such use is an allowed use in the subdistrict. This exception shall apply regardless of whether a Lot meets the Lot Size and Lot Width requirements for a lesser number of Dwelling Units than is proposed.
- 2. Conformity with Existing Building Alignment. If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there exist two or more Buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.
- 3. Traffic Visibility Across Corner. Whenever a minimum Front Yard is required and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner or higher, in any event, than two and

one-half (2-1/2) feet above the curb of the abutting Street shall be maintained within that part of the required Front Yard which is within the triangular area formed by the abutting side lines of the intersecting Streets and a line joining points on such lines thirty (30) feet distant from their point of intersection.

4. Front Wall of Building Not Parallel to Front Lot Line. If the front wall of a Building is not parallel to the Front Lot Line, but the average distance between such wall and such Lot Line is no less than the minimum Front Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Front Yard depth so otherwise required, the requirements of this Article shall be deemed to be met.
5. Special Provisions for Corner Lots. If a Lot abuts on more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this Section 51-50. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line which is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.
6. Side Wall of Building Not Parallel to Side Lot Line. If the side wall of a Building is not parallel to the side Lot line nearest to it, but the average distance between such wall and such Lot line is no less than the minimum Side Yard width otherwise required by this Article, and the distance between such wall and such Lot line is at no point less, in the case of a side Lot line which is not also a Street Line, than three-fourths (3/4) of the minimum Side Yard width so otherwise required, and in the case of a side Lot line which is also a Street Line, than one-half (1/2) of the minimum Side Yard width so otherwise required, the requirements of this Article shall be deemed to be met.
7. Side Yards of Certain Narrow Lots. For each full foot by which a Lot existing at the time this Article takes effect is narrower than (i) the minimum Lot Width specified for such Lot in this Article, or (ii) fifty (50) feet if no minimum Lot Width is so specified, a deduction of one and one half (1-1/2) inches shall be made from the width otherwise required by this Article for each Side Yard of such Lot; provided that in no event shall either Side Yard of any such Lot in a Residential Subdistrict be less than eight (8) feet wide, or in any other subdistrict less than six (6) feet wide. No Side Yard in which there is a driveway providing access to off-street parking or off-street loading facilities required by this Article shall be less than ten (10) feet in width.

8. Accessory Buildings in Rear Yards. Accessory Buildings may be erected in a Rear Yard; provided that no such Accessory Building is more than fifteen (15) feet in height or nearer than four (4) feet to any side Lot line.
9. Rear Wall of Building Not Parallel to Rear Lot Line. If the rear wall of a Building is not parallel to the Rear Lot Line, and the Rear Lot Line is not also a Street Line, but the average distance between such wall and such Lot Line is no less than the minimum Rear Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Rear Yard depth so otherwise required, the requirements of this Article shall be deemed to be met.
10. Rear Yards of Through Lots. The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard which is also a Street Line, except in the case of a Rear Yard which abuts a Street less than twenty (20) feet in width.
11. Rear Yards of Certain Shallow Lots. For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall the Rear Yard of any such Lot be less than ten (10) feet deep.
12. Underground Encroachments in Yards. Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings and parapets of such Structure, shall not extend more than five (5) feet above Grade.
13. Two or More Dwellings on Same Lot. Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as, and to the side of, another Dwelling or other Main Building, the distance between such Dwelling and such other Dwelling or Main Building shall be not less than twice the minimum Side Yard depth required by this Article for such other Dwelling or Main Building; and the requirements of this Article with respect to Lot Area, Lot Width, Lot Frontage, Usable Open Space, Front Yard, Rear Yard and Side Yards, shall apply as if such Dwelling were on a separate Lot. A Dwelling shall not be built to the rear of another Dwelling, Accessory Building, or Main Building. After public notice and hearing and subject to the provisions of Section 6-2, the Board of Appeal may grant permission for a variation from the requirements of this Section 51-50.13 if it finds that open space for all occupants, and light and air for all rooms designed for human occupancy, will not be less than would be provided if the requirements of this Section 51-50.13 were met.

14. Two or More Buildings on One Lot. If on one Lot there are two or more Main Buildings or Dwellings, including temporary Dwellings, the yard requirements of this Article shall apply at each actual Lot line and not as if each Building were on a separate Lot.

SECTION 51-51. **Nonconformity as to Dimensional Requirements.** A Building or use existing on the effective date of this Article and not conforming to the applicable dimensional requirements specified in other provisions of this Article may nevertheless be altered or enlarged, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

SECTION 51-52. **Regulations.** The Boston Redevelopment Authority may promulgate regulations to administer this Article.

SECTION 51-53. **Severability.** The provisions and requirements of this Article are severable, and if any such requirements or provisions shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision or requirement of this Article.

SECTION 51-54. **Definitions.** Words and phrases in this Article have the meanings set forth in Article 2A.

SECTION 51-55. **Tables.** The following tables are hereby made part of this Article:

Tables A through K.

Table A

**Allston-Brighton Neighborhood District
Use Regulations in Residential Subdistricts and Conservation Protection Subdistricts**

Key: A = Allowed, C = Conditional, F = Forbidden
For definitions of use categories and certain specific uses, see Article 2A.
For summary of requirements applicable to Institutional Uses, see Note 1.

	One Family (1F)	Two Family (2F)	Three Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistricts (CPS)
<u>Banking and Postal Uses</u>					
Automatic teller machine	F	F	F	F	C
Bank	F	F	F	F	F
Drive-in bank	F	F	F	F	F
Post office	F	F	F	F	A
<u>Community Uses</u>					
Adult education center	C	C	C	C ²	A
Community center	C	C	C	C ²	A
Day care center	C	C	C	C ²	A
Day care center, elderly	C	C	C	C ²	A
Library	C	C	C	C ²	A
Place of worship; monastery; convent; parish house	A	A	A	A	A

Table A

	<u>One Family (1F)</u>	<u>Two Family (2F)</u>	<u>Three Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection Subdistricts (CPS)</u>
<u>Cultural Uses</u>					
Art gallery	F	F	F	C ²	C
Art use	F	F	F	F	A
Auditorium	F	F	F	F	C
Cinema	F	F	F	F	F
Concert hall	F	F	F	F	C
Museum	F	F	F	F	A
Public art, display space	F	F	F	C	A
Studios, arts	F	F	F	F	C
Studios, production	F	F	F	F	C
Theatre	F	F	F	F	C
Ticket sales	F	F	F	F	F
<u>Dormitory/Fraternity Uses</u>					
Dormitory not accessory to a use	F	F	F	F	F
Fraternity	F	F	F	F	F
<u>Educational Uses</u>					
College or university ¹	F	F	F	F	F
Elementary or secondary school ³	A	A	A	A	A
Kindergarten	A	A	A	A	A
Professional school	F	F	F	F	A
Trade School	F	F	F	F	A

Table A

	<u>One Family (1F)</u>	<u>Two Family (2F)</u>	<u>Three Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection Subdistricts (CPS)</u>
<u>Entertainment and Recreational Uses</u>					
Adult entertainment	F	F	F	F	F
Amusement game machines in commercial establishment	F	F	F	F	F
Amusement game machines in non-commercial establishment	F	F	F	F	F
Bar	F	F	F	F	F
Bar with live entertainment	F	F	F	F	F
Bowling alley	F	F	F	F	F
Billiard parlor	F	F	F	F	F
Dance hall	F	F	F	F	F
Drive-in theatre	F	F	F	F	F
Fitness center or gymnasium	F	F	F	F	C
Private club not serving alcohol	F	F	F	F	F
Private club serving alcohol	F	F	F	F	F
Restaurant with live entertainment, not operating after 10:30 p.m.	F	F	F	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F	F	F	F
<u>Funerary Uses</u>					
Cemetery	F	F	F	F	A
Columbarium	F	F	F	F	F
Crematory	F	F	F	F	F
Funeral home	C	C	C	C ²	F
Mortuary chapel	F	F	F	F	A

Table A

	<u>One Family (1F)</u>	<u>Two Family (2F)</u>	<u>Three Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection Subdistricts (CPS)</u>
<u>Health Care Uses</u>					
Clinic	F	F	F	F	C
Clinical laboratory	F	F	F	F	C
Custodial care facility	F	F	F	F	C
Group care residence, general	F	F	F	C	F
Hospital ¹	F	F	F	F	F
Nursing or convalescent home ¹	F	C	C	A	C
<u>Hotel and Conference Center Uses</u>					
Bed and breakfast	C	C	C	A	C
Conference center	F	F	F	F	C
Executive suites	F	F	F	C	F
Hotel	F	F	F	F	F
Motel	F	F	F	F	F
<u>Industrial Uses</u>					
Artists' mixed-use	F	F	F	F	F
Cleaning plant	F	F	F	F	F
General manufacturing use	F	F	F	F	F
Light manufacturing use	F	F	F	F	F
Printing plant	F	F	F	F	F
Restricted industrial use	F	F	F	F	F

Table A

	One Family (1F)	Two Family (2F)	Three Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistricts (CPS)
<u>Office Uses</u>					
Agency or professional office	F	F	F	F	C
General office	F	F	F	F	C
Office of wholesale business	F	F	F	F	F
<u>Open Space Uses</u>					
Golf driving range	F	F	F	F	F
Grounds for sports, private	C	C	C	C	C
Open space	A	A	A	A	A
Open space recreational building	F	F	C	C	C
Outdoor place of recreation for profit	F	F	C	C	C
Stadium	F	F	F	F	F
<u>Public Service Uses</u>					
Automatic telephone exchange	C	C	C	C	C
Courthouse ³	F	F	F	F	F
Fire station ³	A	A	A	A	C
Penal institution ³	F	F	F	F	F
Police station ³	A	A	A	A	A
Pumping station ³	C	C	C	C	C
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F
Sub-station ³	C	C	C	C	C
Telephone exchange	F	F	F	F	F

	One Family (1F)	Two Family (2F)	Three Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistricts (CPS)
<u>Research and Development Uses⁴</u>					.
Research laboratory	F	F	F	F	C
Product development or prototype manufacturing	F	F	F	F	F
<u>Residential Uses⁵</u>					
Congregate living complex	F	F	F	C	C
Elderly housing	F	F	F	A	A
Group residence, limited	A	A	A	A	A
Lodging house	F	F	C	C	C
Mobile home	F	F	F	F	F
Mobile home park	F	F	F	F	F
Multi-family dwelling	F	F	F	A	A
One family detached dwelling	A	A	A	A	C
One family semi-attached dwelling	F	A	A	A	A
Orphanage	F	F	F	C	C
Rowhouse	F	F	A	A	A
Temporary dwelling structure	C	C	C	C	C
Three family detached dwelling	F	F	A	A	A
Townhouse	F	F	A	A	A
Transitional housing or homeless shelter	C	C	C	C	C
Two family detached dwelling	F	A	A	A	A
Two family semi-attached dwelling	F	F	A	A	A

Table A

	<u>One Family (1F)</u>	<u>Two Family (2F)</u>	<u>Three Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection Subdistricts (CPS)</u>
<u>Restaurant Uses</u>					
Drive-in restaurant	F	F	F	F	F
Restaurant	F	F	F	F	F
Take-out restaurant					
Small ⁶	F	F	F	F	F
Large ⁷	F	F	F	F	F
<u>Retail Uses</u>					
Adult bookstore	F	F	F	F	F
Bakery	F	F	F	F	F
General retail business	F	F	F	F	F
Liquor store	F	F	F	F	F
Local retail business	F	F	F	F	F
Outdoor sale of garden supplies	F	F	F	F	F
<u>Service Uses</u>					
Animal hospital	F	F	F	F	F
Barber or beauty shop	F	F	F	F	F
Caterer's establishment	F	F	F	F	F
Dry-cleaning shop	F	F	F	F	F
Kennel	F	F	F	F	F
Laundry, retail service	F	F	F	F	F
Laundry, self-service	F	F	F	F	F

Table A

<u>Service Uses (cont'd)</u>	<u>One Family (1F)</u>	<u>Two Family (2F)</u>	<u>Three Family (3F)</u>	<u>Multifamily Residential (MFR)</u>	<u>Conservation Protection Subdistricts (CPS)</u>
Photocopying establishment	F	F	F	F	F
Shoe repair	F	F	F	F	F
Tailor shop	F	F	F	F	F
<u>Storage Uses, Major</u>					
Outdoor storage of new materials	F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F	F
Storage of certain materials	F	F	F	F	F
Storage of flammable liquids and gases	F	F	F	F	F
Small ^a	F	F	F	F	F
Large ^a	F	F	F	F	F
Warehousing	F	F	F	F	F
Wrecking yard	F	F	F	F	F
<u>Trade Uses</u>					
Carpenters shop	F	F	F	F	F
Electrician's shop	F	F	F	F	F
Machine shop	F	F	F	F	F
Photographer's studio	F	F	F	F	F
Plumber's shop	F	F	F	F	F
Radio/television repair	F	F	F	F	F
Upholsterer's shop	F	F	F	F	F
Welder's shop	F	F	F	F	F

Table A

	One Family (1F)	Two Family (2F)	Three Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistricts (CPS)
<u>Transportation Uses</u>					
Airport	F	F	F	F	F
Bus terminal	F	F	F	F	F
Garage with dispatch	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F
Motor freight terminal	F	F	F	F	F
Rail freight terminal	F	F	F	F	F
Railroad passenger station	F	F	F	F	F
Water terminal	F	F	F	F	F
<u>Vehicular Uses</u>					
Bus servicing or storage	F	F	F	F	F
Carwash	F	F	F	F	F
Gasoline station	F	F	F	F	F
Indoor sale and installation of automotive parts	F	F	F	F	F
Indoor sale of automobiles and trucks	F	F	F	F	F
Outdoor sale of new and used vehicles	F	F	F	F	F
Parking garage	F	F	F	F	F
Parking lot	F	F	F	F	F
Rental agency for cars	F	F	F	F	F
Rental agency for trucks	F	F	F	F	F
Repair garage	F	F	F	F	F
Truck servicing or storage	F	F	F	F	F

Table A

Conservation
Protection
Subdistricts
(CPS) _____

Multifamily
Residential
(MFR) _____

Three
Family
(3F) _____

Two
Family
(2F) _____

One
Family
(1F) _____

Wholesale Uses

Wholesale business

F

F

F

F

F

Accessory and Ancillary Uses

In each subdistrict of the Allston-Brighton Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table A and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines in
(not more than four) commercial or
non-commercial establishment

F

F

F

F

F

Accessory art use

A

A

A

A

A

Accessory automatic teller machine

F

F

F

F

F

Accessory bus servicing or storage

F

F

F

F

F

Accessory cafeteria

F

F

F

F

A

Accessory cultural uses

F

F

F

F

A

Accessory dormitory

F

F

F

F

A

Accessory drive-through restaurant

F

F

F

F

F

Accessory drive-through retail

F

F

F

F

F

Accessory family day care home

A

A

A

A

A

Accessory home occupation

A

A

A

A

A

Accessory industrial use

F

F

F

F

F

Accessory keeping of animals other than
laboratory animals

F

F

F

F

F

Table A

	One Family (1F)	Two Family (2F)	Three Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistricts (CPS)
<u>Accessory and Ancillary Uses (cont'd)</u>					
Accessory keeping of laboratory animals ⁴	F	F	F	F	C
Accessory machine shop	F	F	F	F	A
Accessory manufacture of products	F	F	F	F	F
Accessory offices	F	F	F	F	A
Accessory outdoor cafe	F	F	F	F	C
Accessory parking	A	A	A	A	A
Accessory personnel quarters	F	F	F	C	A
Accessory printing	F	F	F	F	C
Accessory professional office in a dwelling	A	A	A	A	A
Accessory railroad storage yard	F	F	F	F	F
Accessory repair garage	F	F	F	F	F
Accessory retail	F	F	F	F	F
Accessory recycling	F	F	F	F	F
Accessory services for apartment and hotel residents	F	F	F	C	A
Accessory services incidental to educational uses other than a college or university use	F	F	F	F	A
Accessory service uses	F	F	F	F	A
Accessory storage of flammable liquids and gases					
Small ⁸	C	C	C	C	C
Large ⁸	F	F	F	F	F

Table A

	One Family (1F)	Two Family (2F)	Three Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistricts (CPS)
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Accessory and Ancillary Uses (cont'd)

Accessory storage or transfer of toxic waste	F	F	F	F	F
Accessory swimming pool or tennis court ⁹	A	A	A	A	A
Accessory trade uses	F	F	F	F	F
Accessory truck servicing or storage	F	F	F	F	F
Accessory wholesale business	F	F	F	F	F
Ancillary use ¹⁰	C	C	C	C	C

1. Note regarding Institutional Uses. The Institutional Use categories "College or University Use," "Hospital Use," and "Nursing or Convalescent Home Use," are defined in Article 2A to include subuses (office, parking, etc.) that also appear as main uses in this Table A. If part of an Institutional Use, pursuant to the provisions of this Article and Article 2A, any such subuse shall be regulated as the pertinent Institutional Use.

All Institutional Uses, as defined in Article 2A, are subject to the Institutional Master Plan requirements of Sections 51-29 through 51-34, unless specifically exempted therefrom under the provisions of Section 51-29.

The designations "A," "C," and "F" on this Table A shall not apply to Institutional Uses described in an Applicable Institutional Master Plan. See Section 51-29.2. Such uses shall be deemed allowed if described in such Institutional Master Plan, subject to any limitations or restrictions therein set forth, provided that a High Impact Subuse of an Institutional Use (other than a subuse existing as of the date of the first notice of hearing before the Zoning Commission for adoption of this Article 51) shall be deemed allowed only in a location consistent with that described in such Institutional Master Plan. (The "High Impact Subuses" of an Institutional Use are identified in the definition of such Institutional Use set forth in Article 2A.)

Table A

Except for High Impact Subuses, the substitution of one Institutional subuse for another Institutional subuse shall not be treated as a change of use, and no determination of consistency with an Institutional Master Plan pursuant to Section 51-33 shall be required for such substitution.

2. Where designated "A" or "C," provided that such use is located on the ground floor, or in a basement with a separate entrance; otherwise forbidden.
3. Where designated "A", provided that the requirements of St. 1956, c.665, s.2, where applicable, are met; otherwise conditional.
4. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
5. Provided that Dwelling Units shall be forbidden in Basements.
6. Total gross floor area not more than 1,000 square feet per restaurant.
7. Total gross floor area exceeding 1,000 square feet per restaurant.
8. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
9. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
10. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which is it ancillary.

Table B

**Allston-Brighton Neighborhood District
Use Regulations In Neighborhood Business Subdistricts and Local Industrial Subdistricts**

Key: A = Allowed, C = Conditional, F = Forbidden
For definition of use categories and certain specific uses, see Article 2A.
For summary of requirements applicable to Institutional Uses, see Note 1.

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Banking and Postal Uses</u>				
Automatic teller machine				
Bank	F	A	A	A
Drive-in bank	F	A	A	A ²
Post office	F	F	C	A ²
			A	A
<u>Community Uses</u>				
Adult education center	C	C	C	C
Community center	C	A	A	C
Day care center	C	A	A	A
Day care center, elderly	C	A	A	A
Library	C	A	A	F
Place of worship; monastery; convent; parish house	A	A	A	C
			A	A

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Cultural Uses</u>				
Art gallery	F	A	A	A
Art use	F	C	A	A
Auditorium	F	C	C	F
Cinema	F	F	C	F
Concert hall	F	C	C	F
Museum	F	C	A	C
Public art, display space	C	A	A	A
Studios, arts	F	A	A	A
Studios, production	F	F	C ³	A
Theatre	C	C	C	F
Ticket sales	F	C	A	A
<u>Dormitory and Fraternity Uses</u>				
Dormitory not accessory to a use	F	F	F	F
Fraternity	F	F	F	F
<u>Educational Uses</u>				
College or university ¹	F	F	F	F
Elementary or secondary school ⁴	A	A	A	C
Kindergarten	A	A	A	C
Professional School	F	C	C	C
Trade school	F	C	C	C

Table B

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Entertainment and Recreational Uses</u>				
Adult entertainment	F	F	F	F
Amusement game machines in commercial establishment	F	C	C	C
Amusement game machines in non-commercial establishment	F	F	F	F
Bar ⁵	F	C	C	F
Bar with live entertainment ⁵	F	F	F	F
Bowling alley	F	F	F	F
Billiard parlor	F	A	A	C
Dance hall	F	A	A	C
Drive-in theatre	F	F	F	F
Fitness center or gymnasium	F	C	C	F
Private club not serving alcohol	F	A	A	A
Private club serving alcohol	F	C	C	C
Restaurant with live entertainment, not operating after 10:30 p.m. ⁵	F	C	C	C
Restaurant with live entertainment, operating after 10:30 p.m. ⁵	F	F	F	F
<u>Funerary Uses</u>				
Cemetery	F	F	F	F
Columbarium	F	F	F	F
Crematory	F	F	F	F

Table B

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Funerary Uses (Cont'd)</u>				
Funeral home	F	A	A	F
Mortuary chapel	F	F	F	F
<u>Health Care Uses</u>				
Clinic	F	F	C	C
Clinical laboratory	F	C	C	C
Custodial care facility	F	F	F	C
Group care residence, general	F	C	C	C
Hospital ¹	F	F	F	C
Nursing or convalescent home ¹	C	C	C	F
				C
<u>Hotel and Conference Center Uses</u>				
Bed and breakfast	C	C	C	F
Conference center	F	F	F	F
Executive suites	F	F	C ³	F
Hotel	F	F	C ³	F
Motel	F	F	C ³	F
<u>Industrial Uses</u>				
Artists' mixed-use	F	A	F	F ⁶
Cleaning plant	F	F	F	C
General manufacturing use	F	F	F	A

Table B

	<u>Local Convenience Subdistricts</u>	<u>Neighborhood Shopping Subdistricts</u>	<u>Community Commercial Subdistricts</u>	<u>Local Industrial Subdistricts</u>
	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>	<u>Bsmt. & First Story</u>	<u>Second Story & Above</u>
<u>Industrial Uses (Cont'd)</u>				
Light manufacturing use	F	F	F	A
Printing Plant	F	F	F	A
Restricted industrial use	F	F	F	F
<u>Office Uses</u>				
Agency or professional office	C	A	A	A ⁷
General office	C	C	C ³	A ⁷
Office of wholesale business	F	F	A	A ⁷
<u>Open Space Uses</u>				
Golf driving range	F	F	F	F
Grounds for sports, private	F	F	F	C
Open space	A	A	A	A
Open space recreational building	F	C	C	C
Outdoor place of recreation				
for profit	F	F	F	C
Stadium	F	F	F	F
<u>Public Service Uses</u>				
Automatic telephone exchange				
Courthouse ⁴	C	C	C	A
Fire station ⁴	F	C	C	A
	A	A	A	A

Table B

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Public Service Uses (Cont'd)</u>				
Penal institution ⁴	F	F	F	F
Police station ⁴	A	A	A	A
Pumping station ⁴	C	C	C	A
Recycling facility (excluding facilities handling toxic waste)	F	F	F	C
Solid waste transfer station	F	F	F	C
Sub-station ⁴	C	C	C	A
Telephone exchange	C	C	C	A
<u>Research and Development Uses⁸</u>				
Research laboratory	F	F	C	A
Product development or prototype manufacturing	F	F	C	A
<u>Residential Uses⁹</u>				
Congregate living complex	F	F	C	F
Elderly housing	C	A	C	F
Group residence, limited	A	A	C	F
Lodging house	F	C	C	F
Mobile home	F	F	F	F
Mobile home park	F	F	F	F

Table B

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Residential Uses (Cont'd)</u>				
Multi-family dwelling	C	C	C	F
One family detached dwelling	C	C	C	F
One family semi-attached dwelling	C	C	C	F
Orphanage	F	C	C	F
Rowhouse	F	C	C	F
Temporary dwelling structure	C	C	C	F
Three family detached dwelling	C	C	C	F
Townhouse	C	C	C	F
Transitional housing or homeless shelter	C	C	C	F
Two family detached dwelling	C	C	C	F
Two family semi-attached dwelling	F	C	C	F

Restaurant Uses

Drive-in restaurant	F	F	F	C
Restaurant	C	A	A	A
Take-out restaurant				
Small ¹⁰	C	A	A	A
Large ¹¹	F	C	C	C

Retail Uses¹²

Adult bookstore	F	F	F	F
Bakery	A	A	A	A

Table B

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Retail Uses¹² (Cont'd)</u>				
General retail business	F	A	A	C ¹³
Liquor store	F	C	C	F
Local retail business	A	A	A	A
Outdoor sale of garden supplies	A	A	A	A
<u>Service Uses¹²</u>				
Animal hospital	F	F	A	C
Barber or beauty shop	A	A	A	A ²
Caterer's establishment	F	A	A	A
Dry-cleaning shop	C	A	A	A ²
Kennel	F	F	A	C
Laundry, retail service	C	C	C	A ²
Laundry, self-service	A	A	A	A
Photocopying establishment	C	A	A	A
Shoe repair	A	A	A	A ²
Tailor shop	A	A	A	A ²
<u>Storage Uses, Major</u>				
Outdoor storage of new materials	F	F	F	C
Outdoor storage of damaged or disabled vehicles	F	F	F	F
Outdoor storage of junk and scrap	F	F	F	F
Storage of certain materials	F	F	F	C

Table B

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
		Bsmt. & First Story	Bsmt. & First Story	Second Story & Above
<u>Storage Uses, Major (Cont'd)</u>				
Storage of flammable liquids and gases				
Small ¹⁴	F	C	C	C
Large ¹⁴	F	F	F	F
Storage or transfer of toxic waste	F	F	F	F
Warehousing	F	F	F	C
Wrecking yard	F	F	F	F
<u>Trade Uses¹²</u>				
Carpenters shop	C	A	A	A
Electrician's shop	C	A	A	A
Machine shop	F	A	A	A
Photographer's studio	C	A	A	A
Plumber's shop	F	A	A	A
Radio/television repair	C	A	A	A
Upholsterer's shop	A	A	A	A
Welder's shop	F	A	A	A
<u>Transportation Uses</u>				
Airport	F	F	F	F
Bus terminal	F	F	F	C
Garage with dispatch	F	F	F	C
Helicopter landing facility	F	F	F	F

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above
<u>Transportation Uses (Cont'd)</u>				
Motor freight terminal	F	F	F	C ¹³
Rail freight terminal	F	F	F	C
Railroad passenger station	F	F	F	C
<u>Vehicular Uses</u>				
Bus servicing or storage	F	F	F	C
Carwash ¹⁵	F	C	C	A ¹⁶
Gasoline station ¹⁵	F	C	C	A ¹⁶
Indoor sale and installation of automotive parts	F	C	C	A ¹⁶
Indoor sale of automobiles and trucks	F	F	C	A ¹⁶
Outdoor sale of new and used vehicles	F	F	C	A ¹⁶
Parking garage	F	C	C	C ¹⁷
Parking lot	F	C	C	C
Rental agency for cars	F	F	C	C
Rental agency for trucks	F	F	C	C
Repair garage	F	F	C	C
Truck servicing or storage	F	F	F	A ¹⁶
			F	C

Wholesale Uses

Wholesale business	F	F	F ¹⁸	A
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Local Convenience Subdistricts	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts	Local Industrial Subdistricts
Bsmt. & First Story	Bsmt. & First Story	Bsmt. & First Story	Bsmt. & First Story
Second Story	Second Story	Second Story	Second Story
Above	Above	Above	Above

In each subdistrict of the Allston-Brighton Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table B and (ii) not designated "A" or "C" for such subdistrict on the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines
(not more than four) in commercial
or non-commercial establishment

Accessory art use

Accessory automatic teller machine

Accessory bus servicing or storage

Accessory cafeteria

Accessory cultural uses

Accessory dormitory

Accessory drive-through restaurant

Accessory drive-through retail

Accessory family day care home

Accessory home occupation

Accessory industrial use

Accessory keeping of animals other than
laboratory animals

Accessory keeping of laboratory animals⁹

Accessory machine shop

Accessory manufacture of products

Accessory offices

	Local Convenience Subdistricts	Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
		Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
<u>Accessory and Ancillary Uses (Cont'd)</u>						
Accessory offices for university	F	F	F	F	F	F
Accessory outdoor cafe ¹⁹	C	A	A	A	A	C
Accessory parking	A	A	F	A	F	A
Accessory personnel quarters	C	C	C	C	C	C
Accessory professional office in a dwelling	A	A	A	A	A	A
Accessory printing	F	C	C	A	A	A
Accessory railroad storage yard	F	F	F	F	F	C
Accessory recycling	F	C	C	C	C	A
Accessory repair garage	F	F	F	F	F	A
Accessory retail	A	A	A	A	A	C
Accessory service uses	A	A	A	A	A	A
Accessory services for apartment and hotel residents	C	C	C	A	A	F
Accessory services incidental to educational uses other than college or university use	F	F	F	C	C	C
Accessory storage of flammable liquids and gases	A	A	A	A	A	A
Small ¹⁴	C	C	F	C	F	C
Large ¹⁴	F	F	F	F	F	C
Accessory storage or transfer of toxic waste	F	F	F	F	F	C
Accessory swimming pool or tennis court ²⁰	F	A	A	A	A	C

Table B

Local Convenience Subdistricts	Neighborhood Shopping Subdistricts		Community Commercial Subdistricts		Local Industrial Subdistricts
	Bsmt. & First Story	Second Story & Above	Bsmt. & First Story	Second Story & Above	
Accessory trade uses	A	A	A	A	A
Accessory truck servicing or storage	F	F	F	F	A ¹⁶
Accessory wholesale business	F	F	C	F	A
Ancillary use ²¹	C	C	C	C	C

Accessory and Ancillary Uses (Cont'd)

Accessory trade uses	C
Accessory truck servicing or storage	F
Accessory wholesale business	F
Ancillary use ²¹	C

1. Note regarding Institutional Uses. The Institutional Use categories "College or University Use," "Hospital Use," and "Nursing or Convalescent Home Care," are defined in Article 2A to include subuses (office, parking, etc.) that also appear as main uses in this Table B. If part of an Institutional Use, pursuant to the provisions of this Article and Article 2A, any such subuse shall be regulated as the pertinent Institutional Use.

All Institutional Uses, as defined in Article 2A, are subject to the Institutional Master Plan requirements of Sections 51-29 through 51-34, unless specifically exempted therefrom under the provisions of Section 51-29.

The designations "A," "C," and "F" on this Table B shall not apply to Institutional Uses described in an Applicable Institutional Master Plan. See Section 51-29.2. Such uses shall be deemed allowed if described in such Institutional Master Plan, subject to any limitations or restrictions therein set forth, provided that a High Impact Subuse of an Institutional Use (other than a subuse existing as of the date of the first notice of hearing before the Zoning Commission for adoption of this Article 51) shall be deemed allowed only in a location consistent with that described in such Institutional Master Plan. (The "High Impact Subuses" of an Institutional Use are identified in the definition of such Institutional Use set forth in Article 2A.)

Table B

Except for High Impact Subuses, the substitution of one Institutional subuse for another Institutional subuse shall not be treated as a change of use, and no determination of consistency with an Institutional Master Plan pursuant to Section 51-33 shall be required for such substitution.

2. Where designated "A," provided total gross floor area does not exceed one thousand (1,000) square feet per use; otherwise conditional.
3. Except A in Western Avenue/Soldiers Field Road Community Commercial Subdistrict.
4. Where designated "A," provided that the requirements of St. 1956, c. 665, S.2, where applicable, are met; otherwise conditional.
5. See Section 51-47.
6. Except A in Braintree Street Local Industrial Subdistrict.
7. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a Lot.
8. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
9. Provided that Dwelling Units shall be forbidden in Basements.
10. In a Neighborhood Business Subdistrict, total gross floor area not more than 2,500 square feet per restaurant; in a Local Industrial Subdistrict total gross floor area not more than 1,000 square feet per restaurant.
11. In a Neighborhood Business Subdistrict, total gross floor area exceeding 2,500 square feet per restaurant; in a Local Industrial Subdistrict total gross floor area exceeding 1,000 square feet per restaurant.
12. Where a Retail, Service or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after 8:00 p.m. or before 8:00 a.m.

Table B

13. Except F in Goodenough Street, Newton Street and Holton Street Local Industrial Subdistricts.
14. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
15. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
16. Except conditional if within one hundred (100) feet of a Residential Subdistrict.
17. Except forbidden in Holton Street Local Industrial Subdistrict.
18. Except allowed in the Western Avenue/Soldiers Field Road Community Commercial Subdistrict; provided that fifty percent (50%) of the gross floor area of the first story, including street frontage, is a local retail business use or a general retail business use.
19. Except conditional in Rear Yard abutting a Residential Subdistrict.
20. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
21. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

Table C

Allston-Brighton Neighborhood District
Use Regulations in Allston Landing Economic Development Areas and Institutional Subdistricts

Key: A = Allowed, C = Conditional, F = Forbidden
 For definitions of use categories and certain specific uses, see Article 2A.
 For summary of requirements applicable to Institutional Uses, see Note 1.

	Economic Development Areas				Institutional Subdistricts			
	Allston	Allston			Saint	Franciscan		
	Landing North	Landing South	Boston College	Elizabeth's Hospital	Children's Hospital	Boston University	Harvard University	
<u>Banking and Postal Uses</u>								
Automatic teller machine	A	A	A	A	A	A	A	
Bank	A	A	F	F	F	A ²	A ³	
Drive-in bank	A	A	F	F	F	F	F	
Post office	A	A	A	A	A	A ²	A ³	
<u>Community Uses</u>								
Adult education center	A	C	A	A	A	A	A	
Community center	A	C	A	A	A	A	A	
Day care center	A	A	A	A	A	A	A	
Day care center, elderly	A	F	A	A	A	A	A	
Library	A	C	A	A	A	A	A	
Place of worship; monastery; convent; parish house	A	A	A	A	A	A	A	

Economic

<u>Development Areas</u>		<u>Institutional Subdistricts</u>			
<u>Allston</u>	<u>Allston</u>	<u>Boston College</u>	<u>Saint Elizabeth's Hospital</u>	<u>Franciscan Children's Hospital</u>	<u>Boston University</u>
<u>Landing North</u>	<u>Landing South</u>				

Cultural Uses

Art gallery	A	F	A	A	A	A
Art use	A	A	A	C	A	A
Auditorium	F	C	C	C	C	C
Cinema	C	F	F	F	F	F
Concert hall	F	F	F	F	C	F
Museum	C	C	A	A	A	A
Public art, display space	A	A	A	A	A	A
Studios, arts	A	C	C	C	C	C
Studios, production	A	C	C	C	C	C
Theatre	F	F	C	C	C	C
Ticket sales	C	F	C	C	C	C

Dormitory and Fraternity Uses

Dormitory not accessory to a use	F	F	C	C	C	C
Fraternity	F	F	C	C	C	C

Educational Uses

College or university ¹	F	F	A ¹	F	A ¹	A ¹
Elementary or secondary school ⁴	A	F	A	A	A	A
Kindergarten	A	F	A	A	A	A
Professional school	C	F	A	A	A	A
Trade school	A	C	A	C	A	A

Table C

	Economic Development Areas			Institutional Subdistricts					
	Allston	Allston Landing South		Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University	
	Landing North								
<u>Entertainment and Recreational Uses</u>									
Adult entertainment	F	F		F	F	F	F	F	
Amusement game machines in commercial establishment	F	F		F	F	F	F	F	
Amusement game machines in non-commercial establishment	F	F		F	F	F	C	F	
Bar ⁵	F	F		F	F	F	F	F	
Bar with live entertainment ⁵	F	F		F	F	F	F	F	
Bowling alley	C	F		A	F	F	A	A	
Billiard parlor	C	F		A	F	F	A	A	
Dance hall	F	F		F	F	F	F	F	
Drive-in theatre	F	F		F	F	F	F	F	
Fitness center or gymnasium	C	F		F	F	F	C	F	
Private club not serving alcohol	F	F		F	F	F	F	F	
Private club serving alcohol	F	F		F	F	F	F	F	
Restaurant with live entertainment, not operating after 10:30 p.m. ⁵	C	F		F	F	F	C	F	
Restaurant with live entertainment, operating after 10:30 p.m. ⁵	F	F		F	F	F	F	F	
<u>Funerary Uses</u>									
Cemetery	F	F		F	F	F	F	F	
Columbarium	F	F		F	F	F	F	F	
Crematory	F	F		F	F	F	F	F	
Funeral home	F	F		F	F	F	F	F	
Mortuary chapel	F	F		F	F	F	F	F	

Economic
Development Areas

Institutional Subdistricts

Allston Landing North	Allston Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University
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Health Care Uses

Clinic
Clinical laboratory
Custodial care facility
Group care residence, general
Hospital¹
Nursing or convalescent home¹

C	C	C	C	C	C	C
A	C	C	C	C	C	C
C	F	F	F	F	F	F
C	F	F	F	F	C	C
F	F	F	A'	A'	F	F
C	F	A'	A'	A'	A'	A'

Hotel and Conference Center Uses

Bed and breakfast
Conference center
Executive suites
Hotel
Motel

A	F	C	C	C	C	C
C	C	C	C	C	C	C
A	C	C	C	C	C	C
C	C	F	F	F	F	F
C	F	F	F	F	F	F

Industrial Uses

Artists' mixed-use
Cleaning plant
General manufacturing use
Light manufacturing use
Printing plant
Restricted industrial use

C	C	C	F	F	C	C
C	A	F	F	F	F	F
C	A	F	F	F	F	F
A	A	F	F	F	F	F
C	A	F	F	F	F	F
F	F	F	F	F	F	F

Table C

	Economic Development Areas			Institutional Subdistricts				
	Allston Landing North	Allston Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University	
<u>Office Uses</u>								
Agency or professional office	A	A	C	C	C	A ²	A ³	
General office	A	A	F	F	F	A ²	A ³	
Office of wholesale business	C	A	F	F	F	A ²	F	
<u>Open Space Uses</u>								
Golf driving range	F	F	F	F	F	F	F	
Grounds for sports, private	C	F	C	C	C	C	C	
Open space	A	A	A	A	A	A	A	
Open space recreational building	C	F	C	C	C	C	C	
Outdoor place of recreation for profit	C	F	F	F	F	F	C	
Stadium	F	F	F	F	F	F	F	
<u>Public Service Uses</u>								
Automatic telephone exchange	A	A	C	C	C	C	C	
Courthouse ⁴	A	F	F	F	F	F	F	
Fire station ⁴	A	A	A	A	A	A	A	
Penal institution ⁴	F	F	F	F	F	F	F	
Police station ⁴	A	A	A	A	A	A	A	
Pumping station ⁴	A	A	C	C	C	C	C	
Recycling facility (excluding facilities handling toxic waste)	C	A	F	F	F	F	F	

Table C

	<u>Economic Development Areas</u>			<u>Institutional Subdistricts</u>			
	<u>Allston Landing North</u>	<u>Allston Landing South</u>	<u>Boston College</u>	<u>Saint Elizabeth's Hospital</u>	<u>Franciscan Children's Hospital</u>	<u>Boston University</u>	<u>Harvard University</u>
<u>Public Service Uses (Cont'd)</u>							
Solid waste transfer station	F	F	F	F	F	F	F
Sub-station ⁴	C	C	C	C	C	C	C
Telephone exchange	C	C	F	F	F	C	F
<u>Research and Development Uses⁶</u>							
Research laboratory	A	A	A	A	A	A	A
Product development; prototype manufacturing	A	A	A	A	A	A	A
<u>Residential Uses</u>							
Congregate living complex	C	F	C	C	C	C	C
Elderly housing	C	F	C	C	C	C	C
Group residence, limited	A	F	A	A	A	A	A
Lodging house	C	F	F	F	F	F	F
Mobile home	F	F	F	F	F	F	F
Mobile home park	F	F	F	F	F	F	F
Multi-family dwelling	A	F	F	F	F	F	F
One family detached dwelling	A	F	A	A	A	A	A
One family semi-attached dwelling	A	F	F	F	F	F	F
Orphanage	A	F	F	F	F	F	F
Rowhouse	A	F	F	F	F	F	F
Temporary dwelling structure	A	F	F	F	F	F	F
Three family detached dwelling	A	F	F	F	F	F	F

Table C

	Economic Development Areas			Institutional Subdistricts			
	Allston	Allston Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University
	North						
<u>Residential Uses (Cont'd)</u>							
Townhouse	A	F	F	F	F	A	A
Transitional housing or homeless shelter	C	F	C	C	C	C	C
Two family detached dwelling	A	F	F	F	F	A	A
Two family semi-attached dwelling	A	F	F	F	F	A	A
<u>Restaurant Uses</u>							
Drive-in restaurant	F	F	F	F	F	F	F
Restaurant	C	C	F	F	F	A ²	A ³
Take-out restaurant							
Small ⁸	C	C	F	F	F	A ²	F
Large ⁹	C	F	F	F	F	C	F
<u>Retail Uses¹⁰</u>							
Adult bookstore	F	F	F	F	F	F	F
Bakery	A	F	F	F	F	A ²	A ³
General retail business	C ¹¹	F	F	F	F	A ²	A ³
Liquor store	F	F	F	F	F	F	F
Local retail business	A	F	C	C	C	A ²	A ³
Outdoor sale of garden supplies	A	F	F	F	F	F	F

Service Uses ¹⁰	Economic Development Areas		Institutional Subdistricts						
	Allston	Landing North	Allston	Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University
Animal hospital	C		F		F	F	F	F	F
Barber or beauty shop	A		F		F	F	F	A ²	A ³
Caterer's establishment	C		F		F	F	F	A ²	A ³
Dry-cleaning shop	A		F		F	F	F	A ²	A ³
Kennel	C		F		F	F	F	A ²	A ³
Laundry, retail service	C		F		F	F	F	C	F
Laundry, self-service	A		F		F	F	F	A ²	A ³
Photocopying establishment	A		F		C	F	F	A ²	A ³
Shoe repair	A		F		F	F	F	A ²	A ³
Tailor shop	A		F		F	F	F	A ²	A ³
<u>Storage Uses, Major</u>									
Outdoor storage of new materials	F		A		F	F	F	F	F
Outdoor storage of damaged or disabled vehicles	F		F		F	F	F	F	F
Outdoor storage of junk and scrap	F		F		F	F	F	F	F
Storage of certain materials	F		F		F	F	F	F	F
Storage of flammable liquids and gases									
Small ¹²	C		A		F	F	F	F	F
Large ¹²	F		A		F	F	F	F	F
Storage or transfer of toxic waste	F		C		F	F	F	F	F
Warehousing	C		A		F	F	F	F	F
Wrecking yard	F		F		F	F	F	F	F

Table C

	Economic Development Areas			Institutional Subdistricts				
	Allston	Allston Landing North	Allston Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University
<u>Trade Uses¹⁰</u>								
Carpenters shop	A	A	A	F	F	F	A ²	A ³
Electrician's shop	A	A	A	F	F	F	A ²	A ³
Machine shop	A	A	A	F	F	F	A ²	A ³
Photographer's studio	A	A	A	C	C	C	A ²	C
Plumber's shop	C	C	C	F	F	F	F	F
Radio/television repair	A	C	C	F	F	F	A ²	A ³
Upholsterer's shop	A	C	C	F	F	F	A ²	A ³
Welder's shop	C	C	C	F	F	F	F	F
<u>Transportation Uses</u>								
Airport	F	F	F	F	F	F	F	F
Bus terminal	F	F	F	F	F	F	F	F
Garage with dispatch	F	C	C	F	F	F	F	F
Helicopter landing facility	F	F	F	F	F	F	F	F
Motor freight terminal	C	A	A	F	F	F	F	F
Rail freight terminal	C	A	A	F	F	F	F	F
Railroad passenger station	F	A	A	F	F	F	C	F
<u>Vehicular Uses</u>								
Bus servicing or storage	F	F	F	F	F	F	F	F
Carwash ¹³	C	C	C	F	F	F	F	F
Gasoline station ¹³	C	C	C	F	F	F	C	F
Indoor sale and installation of automotive parts	C	F	F	F	F	F	F	F

Table C

	Economic Development Areas			Institutional Subdistricts				
	Allston Landing North	Allston Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University	
<u>Vehicular Uses (Cont'd)</u>								
Indoor sale of automobiles and trucks	C	F	F	F	F	F	F	
Outdoor sale of new and used vehicles	F	F	F	F	F	F	F	
Parking garage	C	C	F	F	F	C	F	
Parking lot	F	F	F	F	F	C	F	
Rental agency for cars	C	C	F	F	F	F	F	
Rental agency for trucks	C	C	F	F	F	F	F	
Repair garage	C	C	F	F	F	F	F	
Truck servicing or storage	C	C	F	F	F	F	F	
<u>Wholesale Uses</u>								
Wholesale business	C	A	F	F	F	F	F	

In each subdistrict of the Allston-Brighton Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table C and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines (not more than four) in commercial or non-commercial establishment

F	F	A	F	A	A
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Table C

	Economic Development Areas			Institutional Subdistricts			
	Allston	Landing North	Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University
<u>Accessory and Ancillary Uses (Cont'd)</u>							
Accessory art use	A		A	A	A	A	A
Accessory automatic teller machine	A		A	A	A	A	A
Accessory bus servicing or storage	C		C	C	C	C	C
Accessory cafeteria	A		A	A	A	A	A
Accessory cultural uses	A		A	A	A	A	A
Accessory dormitory	F		F	C	C	C	C
Accessory drive-through restaurant	C		C	F	F	F	F
Accessory drive-through retail	C		C	F	F	F	F
Accessory family day care home	C		C	A	A	A	A
Accessory home occupation	C		F	A	A	A	A
Accessory industrial use	A		A	F	F	F	F
Accessory keeping of laboratory animals ⁶	A		A	A	A	A	A
Accessory keeping of animals, other than laboratory animals	C		A	F	F	F	F
Accessory machine shop	A		A	A	A	A	A
Accessory manufacture of products	C		A	F	F	F	F
Accessory offices	A		A	F	F	F	F
Accessory offices for university	F		F	A	F	F	A
Accessory outdoor cafe	C		C	F	F	F	F
Accessory parking	A		A	A	A	A	A
Accessory personnel quarters	A		A	F	A	A	F
Accessory printing	A		A	A	A	A	A
Accessory professional office in a dwelling	C		F	A	A	A	A

Table C

	Economic Development Areas		Institutional Subdistricts				
	Allston Landing North	Allston Landing South	Boston College	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University
<u>Accessory and Ancillary Uses (Cont'd)</u>							
Accessory railroad storage yard	C	A	F	F	F	F	F
Accessory recycling	A	A	A	A	A	A	A
Accessory repair garage	A	A	C	C	C	C	C
Accessory retail	A	A	C	C	C	C	C
Accessory services for apartment and hotel residents	A	C	F	F	F	A	C
Accessory services incidental to educational uses other than college or university use	F	F	A	A	A	A	A
Accessory service uses	A	A	F	F	F	C	F
Accessory storage of flammable liquids and gases							
Small ¹²	A	A	A	A	A	A	A
Large ¹²	A	A	C	C	C	C	C
Accessory storage or transfer of toxic waste	A	A	A	A	A	A	A
Accessory swimming pool or tennis court ¹⁴	A	A	A	A	A	A	A
Accessory trade uses	A	A	F	F	F	C	F
Accessory truck servicing or storage	A	A	C	C	C	C	C
Accessory wholesale business	A	A	F	F	F	F	F
Ancillary use ¹⁵	C	C	C	C	C	C	C

Table C

1. Note regarding Institutional Uses. The Institutional Use categories "College or University Use," "Hospital Use," and "Nursing or Convalescent Home Use," are defined in Article 2A to include subuses (office, parking, etc.) that also appear as main uses in this Table C. If part of an Institutional Use, pursuant to the provisions of this Article and Article 2A, any such subuse shall be regulated as the pertinent Institutional Use.

All Institutional Uses, as defined in Article 2A, are subject to the Institutional Master Plan requirements of Sections 51-29 through 51-34, unless specifically exempted therefrom under the provisions of Section 51-29.

The designations "A," "C," and "F" on this Table C shall not apply to Institutional Uses described in an Applicable Institutional Master Plan. See Section 51-29.2. Such uses shall be deemed allowed if described in such Institutional Master Plan, subject to any limitations or restrictions therein set forth, provided that a High Impact Subuse of an Institutional Use (other than a subuse existing as of the date of the first notice of hearing before the Zoning Commission for adoption of this Article 51) shall be deemed allowed only in a location consistent with that described in such Institutional Master Plan. (The "High Impact Subuses" of an Institutional Use are identified in the definition of such Institutional Use set forth in Article 2A.)

Except for High Impact Subuses, the substitution of one Institutional subuse for another Institutional subuse shall not be treated as a change of use, and no determination of consistency with an Institutional Master Plan pursuant to Section 51-33 shall be required for such substitution.
2. Allowed when such use is located on a lot abutting Commonwealth Avenue, provided no portion of such use is located more than two hundred (200) feet from such avenue; otherwise conditional.
3. Allowed when such use is located on a lot abutting Western Avenue, provided no portion of such use is located more than two hundred (200) feet from such avenue; otherwise conditional.
4. Provided the requirements of St. 1956, c. 665, S.2, where appropriate, are met.
5. See Section 51-47.

Table C

6. Provided that such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
7. Provided that Dwelling Units shall be forbidden in Basements.
8. Total gross floor area not more than 1,000 square feet per restaurant.
9. Total gross floor area exceeding 1,000 square feet per restaurant.
10. In the Allston Landing Economic Development Areas, if a Retail, Service, or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after 8:00 p.m. or before 8:00 a.m. In an Institutional Subdistrict, if a Retail, Service, or Trade Use is designated "A," it shall be forbidden if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after 8:00 p.m. or before 8:00 a.m.
11. Except forbidden within that portion of the Allston Landing North Economic Development Area located (a) less than eight hundred (800) feet from the center line of Soldiers Field Road, or (b) less than eight hundred (800) feet from the center line of Travis Street.
12. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
13. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
14. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
15. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.

Table D

**Allston-Brighton Neighborhood District
Residential Subdistricts Dimensional Regulations¹**

One-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height, Maximum Stories	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ³ Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
1F-3,000 ²	3,000	N/A	40	40	0.5	2-1/2	35	15	10	30	25
	Other Use	N/A	40	40	0.5	2-1/2	35	15	10	30	20
1F-4,000 ²	4,000	N/A	45	45	0.5	2-1/2	35	15	10	35	25
	Other Use	N/A	45	45	0.5	2-1/2	35	15	10	35	20
1F-5,000 ²	5,000	N/A	50	50	0.5	2-1/2	35	20	10	40	25
	Other Use	N/A	50	50	0.5	2-1/2	35	20	12	40	20

Table D - Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height, ³ Maximum Stories	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁵ Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth - (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Two-Family Residential Subdistrict											
<u>2F - 5000²</u>											
1 or 2 Family Detached	5,000 for 1 or 2 units	N/A	50	50	0.6	2-1/2	800	20	10	30	25
Other Use	5,000	N/A	50	50	0.6	2-1/2	none	20	10	30	20
<u>2F - 5000(A)²</u>											
1 & 2 Family Detached	5,000 for 1 unit	1,500	none	45	0.8	3	800	20	10	40	25
Any other Dwelling	5,000	1,500	50	45	0.8	3	800	20	10	40	25
Other Use	5,000	1,500	50	45	0.8	3	none	25	10	40	20

Table D - Continued

Three-Family Residential Subdistrict	Lot Area, Minimum for Dwelling Unit(s) Specified (Sq Ft.)	Additional Lot Area for Ea. Addit'l Dwelling Unit (Sq Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height, Maximum Stories	Feet	Usable Open Space, Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁵ Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
3F-4,000 ²	2,000 for 1 unit	2,000	25	25	0.8	3	35	650	20	10 ⁷	40	25
Semi-attached Dwelling, Row House Building, or Town House Building												
Any other Dwelling or Use	4,000 for 1 or 2 units	2,000	45	45	0.8	3	35	650	20	6 ⁷	30	25
3F-5,000 ²	2,500 for 1 unit	2,500	25	25	0.8	3	35	650	20	10 ⁷	30	25
Semi-attached Dwelling, Row House Building, or Town House Building												

Table D - Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height, ² Maximum Stories	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁵ Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>3F-5,000² (cont'd)</u>											
Any other Dwelling or Use	5,000 for 1 or 2 units	2,500	50	50	0.8	3	650	20	6.7	30	25
<u>3F-6,000²</u>											
Semi-attached Dwelling, Row House Building, or Town House Building	3,000 for 1 unit	3,000	25	25	0.8	3	800	20	10 ⁷	30	25
Any other Dwelling or Use	6,000 for 1 or 2 units	3,000	55	55	0.8	3	800	20	6.7	30	25

Table D - Continued

	Lot Area, Minimum for Dwelling Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Dwelling Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ³ Maximum Stories	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁵ Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Multifamily Residential Subdistrict	3,000 per bldg. of 1 or 2 units	3,000 per bldg. of 1 or 2 units	40	40	0	3	35°	20	10 ⁷	30	25
MFR-1 and MFR-2											
1 or 2 Family Detached Dwelling or Semi-attached Dwelling	3,000 per bldg. of 1 or 2 units	3,000 per bldg. of 1 or 2 units	40	40	0	3	35°	20	10 ⁷	30	25
Row House Building or Town House Building	3,000 for up to 4 units per bldg.	3,000 for up to 4 units per bldg.	30 for each bldg.	30 for each bldg.	0	3	35°	15	7	30	25
Any other Dwelling or Use	4,000 for first 3 units	1,000	40	40	0	3	35°	20	10	20	25

Table D - Continued

Footnotes

1. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33 shall be deemed to be in compliance with the dimensional requirements of this Article 51.
2. See Map 7A, Map 7B, Map 7C and Map 7D, and Section 51-9(1). In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure, a Town House Building or in a Row House Building, shall be three (3) and the maximum number of Town House Buildings or Row House Buildings attached in a row shall be three (3).
3. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
4. Applicable only to Residential Uses and Dormitory/Fraternity Uses. In MFR Subdistricts, all or part of the usable open space requirement may be met by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings.
5. See Section 51-50.2, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
6. At least five (5) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, and the aggregate side yard width shall be not less than fifteen (15) feet.
7. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
8. The maximum Floor Area Ratio (FAR) shall be 1.0 in areas designated on Map 7A, Map 7B, Map 7C and Map 7D as "MFR-1" and 2.0 in areas designated on Map 7A, Map 7B, Map 7C and Map 7D as "MFR-2."
9. In a Multifamily Residential Subdistrict, for any Proposed Project on a Lot fronting on Commonwealth Avenue, the maximum Building Height shall be fifty-five (55) feet.

Table E

**Allston-Brighton Neighborhood District
Neighborhood Business Subdistricts Dimensional Regulations(1)**

	<u>Local Convenience Subdistricts</u>		<u>Neighborhood Shopping Subdistricts</u>		<u>Community Commercial Subdistricts</u>	
	<u>LC-.5</u>	<u>LC-1</u>	<u>NS-.5</u>	<u>NS-1</u>	<u>CC-1</u>	<u>CC-2</u>
Maximum Floor Area Ratio	0.5	1.0	0.5	1.0	1.0	2.0
Maximum Building Height	15	15	35	35	35	45
Minimum Lot Size	none	none	none	none	none	none
Minimum Lot Area Per Dwelling Unit	none	none	none	none	none	none
Minimum Usable Open Space (2) per Dwelling Unit	50	50	50	50	50	50
Minimum Lot Width	none	none	none	none	none	none
Minimum Lot Frontage	none	none	none	none	none	none
Minimum Front Yard (4)	none (3)	none (3)	none (3)	none (3)	none (3)	none (3)
Minimum Side Yard (5)	none	none	none	none	none	none
Minimum Rear Yard (6)	20	20	20	20	20	20

Footnotes:

1. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the dimensional requirements of this Article 51.
2. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met by suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on the roofs of accessory buildings.
3. See Section 51-45.1, Street Wall Continuity. In the Western Avenue/Soldiers Field Road Community Commercial Subdistrict (CC-1), the minimum required front yard shall be seven (7) feet.
4. In a required front yard in a Neighborhood Business Subdistrict, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.

In a Neighborhood Business Subdistrict, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.
5. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district. Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
6. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.

Table F

**Allston-Brighton Neighborhood District
Local Industrial Subdistricts Dimensional Regulations(1)**

	North Beacon <u>Street</u>	Goodenough <u>Street</u>	Linden <u>Street</u>	Braintree <u>Street</u>	Guest <u>Street</u>	Newton <u>Street</u>	Holton <u>Street</u>	Ashford <u>Street</u>
Maximum Floor Area Ratio	1.0	1.0	1.0	1.0	2.0	1.0	1.0	1.0
Maximum Building Height	35	35	35	35	45	35	35	35
Minimum Lot Size	none	none	none	none	none	none	none	none
Minimum Lot Area Per Dwelling Unit	none	none	none	none	none	none	none	none
Minimum Usable Open Space (Square Feet per Dwelling Unit)	50	50	50	50	50	50	50	50
Minimum Lot Width	none	none	none	none	none	none	none	none
Minimum Lot Frontage	none	none	none	none	none	none	none	none
Minimum Front Yard	none(2)	none(2)	none(2)	none(2)	5	none(2)	none(2)	none(2)
Minimum Side Yard	none	none	none	none	none	none	none	none
Minimum Rear Yard	20	20	20	20	12	20	20	20

1. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the dimensional requirements of this Article 51.
2. See Section 51-45.1 Street Wall Continuity.

Table G

**Allston-Brighton Neighborhood District
Allston Landing Economic Development Area
Dimensional Regulations(1), (2)**

	<u>Allston Landing North</u>	<u>Allston Landing South</u>
Maximum Floor Area Ratio	2.0	2.0
Maximum Building Height	35 (3)	45
Residential Use	(4)	(4)
Other Use		
Minimum Lot Size	none	none
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard	none (5)	none
Minimum Side Yard	none	none
Minimum Rear Yard	20 (6)	20 (6)

1. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the dimensional requirements of this Article 51.

Table G

2. A Proposed Project within an EDA may be located on or among multiple contiguous parcels or Lots under common ownership, whether or not any portion of the Proposed Project or other improvements on a particular parcel or Lot under such common ownership satisfies the provisions of this Article and the Code, so long as all of such parcels and Lots and the improvements thereon as a whole are consistent with the provisions of the Article and the Code, including without limitation those relating to maximum floor area ratio.
3. Notwithstanding any provisions herein to the contrary, within the area that is within five hundred (500) feet of Soldier's Field Road and within three hundred (300) feet of Western Avenue the maximum building height shall be eighty (80) feet and within the area that is within five hundred (500) feet of Soldier's Field Road, excluding the area within three hundred (300) feet of Western Avenue, the maximum building height is sixty-five (65) feet provided in each case that such maximum building height shall be applicable only to a Proposed Project that is (i) subject to or elects to comply with Article 31 and (ii) devoted to one or more of the following uses and uses accessory thereto: research laboratory, product development; prototype manufacturing, light manufacturing limited to the manufacture of pharmaceutical or diagnostic products, cosmetics, and toiletries, and instruments for engineering, medical, dental, diagnostic, scientific, photographic, optical, or other similar professional use, and offices related thereto or in support of other activities of the entity using the Proposed Project site for the above uses.
4. For any Residential Use, as listed in Table C, the requirements for the 3F-5000 Subdistrict, as set forth in Table D, shall be applicable.
5. Except that the minimum required Front Yard shall be seven (7) feet with frontage on Western Avenue.
6. Except for Proposed Projects that are subject to or have elected to comply with Article 31 development review.

Table H

**Allston-Brighton Neighborhood District
Conservation Protection Subdistricts
Dimensional Regulations(1),(2)**

	<u>Conservation Protection Subdistrict</u>
Maximum Floor Area Ratio	.5
Maximum Building Height	45 (3)
Residential Use	(4)
Other Use	
Minimum Lot Size	none
Minimum Lot Width	none
Minimum Lot Frontage	none
Minimum Front Yard	20 (3)
Minimum Side Yard	none (3)
Minimum Rear Yard	none (3)

1. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the dimensional requirements of this Article 51.
2. A Proposed Project in a Conservation Protection Subdistrict may be subject to the site plan review and approval regulations set forth in Section 51-13.

3. Provided that within the St. John's Seminary CPS, any building or structure shall be set back not less than fifty (50) feet from any property line abutting another Subdistrict, and the maximum allowed Building Height of any building or structure shall be thirty-five (35) feet within one hundred (100) feet of such property line and fifty-five (55) feet where set back one hundred (100) feet or more from such property line; provided that an extension to the existing St. John's Seminary Building (i.e., those existing buildings known as St. John's Hall and Peterson Hall) may have a maximum Building Height not in excess of the existing Building Height of such building.
4. For any Residential Use, as defined in Article 2A, there shall be a maximum of four (4) dwelling units per acre on any CPS less than 15 acres; otherwise there shall be a maximum of eight (8) dwelling units per acre.

Table I

**Allston-Brighton Neighborhood District
Institutional Subdistricts
Dimensional Regulations(1)**

	<u>Boston College Subdistrict</u>	<u>Boston University Subdistrict</u>	<u>Harvard University Subdistrict</u>	<u>St. Elizabeth's Hospital Subdistrict</u>	<u>Franciscan Children's Hospital Subdistrict</u>
Maximum Floor Area Ratio	1.0	3.0	1.0	2.0	2.0
Maximum Building Height	55 (2)	55 (2)	55 (2)	55 (2)	55 (2)
Other Use					
Minimum Lot Size	none	none	none	none	none
Minimum Lot Width	none	none	none	none	none
Minimum Lot Frontage	none	none	none	none	none
Minimum Front Yard	20	none (3)	20	20	20
Minimum Side Yard	none	none	none	none	none
Minimum Rear Yard	none	none	none	none	none

1. No building, use or occupancy permit may be issued for an Institutional Use except in accordance with the provisions of Sections 51-29 through 51-34, regarding Institutional Master Plans, unless such Institutional Use is specifically exempted from the provisions of Sections 51-29 through 51-34 pursuant to Section 51-29. This Table I sets forth the underlying zoning dimensions for the Institutional Subdistricts in the Allston-Brighton Neighborhood District. Notwithstanding any contrary provision of this Table I, or of Tables D through H or K through J of this Article, the dimensional requirements for any Proposed Institutional Project that is subject to the provisions of

Table I

Sections 51-29 through 51-34, and not exempt therefrom by the provisions of Section 51-29, shall be determined by the provisions of the Applicable Institutional Master Plan. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the dimensional requirements of this Article 51.

2. Provided that the Maximum Building Height shall be thirty-five (35) feet for buildings and structures located within fifty (50) feet of a Residential, Open Space, or Conservation Protection Subdistrict and forty-five (45) feet for buildings and structures located between fifty and one hundred (50-100) feet from such a Subdistrict.
3. For a lot on Commonwealth Avenue, see Section 51-45.1, Street Wall Continuity.

TABLE J**Off-Street Parking Requirements****Proposed Projects Under 50,000 Square Feet
of Gross Floor Area(1),(2)**

	<u>Space(s) Per 1,000 Square Feet of Gross Floor Area</u>
<u>Banking and Postal Uses</u>	1.0
<u>Community Uses</u>	1.0
<u>Educational Uses</u>	
Day Care Center	0.7
Elementary School	0.7
Junior High School (through 10th Grade)	0.7
Kindergarten	0.7
Other Educational Uses	1.0
<u>Health Care Uses</u>	1.0
<u>Industrial Uses</u>	0.5
<u>Office Uses</u>	2.0
<u>Public Service Uses</u>	
Police Station	1.0
Fire Station	1.0
All other Public Service Uses	0
<u>Research and Development Uses</u>	0.5
<u>Retail Uses</u>	2.0
<u>Service and Trade Uses</u>	2.0

1. For Proposed Projects of 50,000 or more square feet, see Section 51-49.
2. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the off-street parking requirements of this Article 51.

TABLE J - Continued

Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet
of Gross Floor Area(1),(2)

	Space(s) Per 1,000 Square Feet of <u>Gross Floor Area</u>
<u>Storage Uses, Major</u>	0.5
<u>Transportation Uses</u>	0.25
<u>Vehicular Uses</u>	0.5
<u>Wholesale Uses</u>	0.25

1. For Proposed Projects of 50,000 or more square feet, see Section 51-49.
2. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the off-street parking requirements of this Article 51.

TABLE J - Continued

Off-Street Parking Requirements

Proposed Projects Under 50,000 Square Feet of Gross Floor Area(1),(2)

	If there are seats: <u>(spaces per seat)(3)</u>	If there are no seats (spaces per 1,000 square feet of public <u>floor area in structures)(3)</u>
<u>Cultural Uses</u>		
<u>Entertainment and Recreational Uses</u>	0.15	4.0
<u>Funerary Uses</u>		
Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
<u>Places of Worship</u>	0.1	3.0
<u>Public Assembly Uses(4)</u>	0.20	8.0
<u>Restaurant Uses</u>	0.15	4.0

1. For Proposed Projects of 50,000 or more square feet of gross floor area, see Section 51-49.
2. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the off-street parking requirements of this Article 51.
3. Where benches are used, each two (2) lineal feet of bench shall constitute one seat.
4. As the term is defined in Article 2A.

TABLE J - Continued

Off-Street Parking Requirements
Residential and Related Uses

Proposed Projects Under 50,000 Square Feet of
Gross Floor Area(1),(2)

	Off Street Parking Requirement (space per dwelling unit)(3)
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
<u>Residential Uses</u>	
Elderly Housing	0.5
Group Care Limited	0.5
Homeless Shelter	0.25
Lodging House	0.5
Transitional Housing	0.25
Affordable Housing	0.7
Other Residential Uses	
1-9 units	1.75
10+	2.0

1. For Proposed Projects of 50,000 or more square feet of gross floor area, see Section 51-49.
2. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the off-street parking requirements of this Article 51.
3. Where a use is not divided into Dwelling Units:
 - (a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;
 - (b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.

TABLE K

Off-Street Loading Requirements

Proposed Project Under 50,000 Square Feet of Gross Floor Area(1),(2)

<u>Gross Floor Area</u>	<u>Required Off Street Loading Bays</u>
0-15,000 square feet	0
15,001-49,999 square feet	1.0

1. For Proposed Projects of 50,000 or more square feet, see Section 51-49.
2. Any Proposed Institutional Project that is determined to be consistent with an Applicable Institutional Master Plan, pursuant to Section 51-33, shall be deemed to be in compliance with the off-street loading requirements of this Article 51.

Richard B. Fowler

Chairman

Robert L. Nease

Vice Chairman

Brent L. Hay
1822 Filmore

Robert L. Anderson

Edward J. Anderson

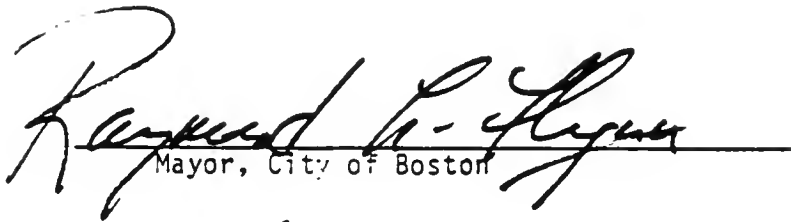
Edward J. Anderson

In Zoning Commission

Adopted November 6, 1991

Attest:

Therese A. Hildebrand
Secretary


Mayor, City of Boston

Date: Nov. 13, 1991

The foregoing amendment was presented to the Mayor on November 12, 1991, and was signed by him on November 13, 1991, whereupon it became effective on November 13, 1991, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: 
Secretary to the Zoning Commission

NEIGHBORHOOD REZONING
RESIDENTIAL AREAS/DRAFT OUTLINE

November 1992

I. Identify Issues

Examples:

- compatible development (new construction/additions)
- density
- architectural conservation
- traffic/parking
- building height
- neighborhood amenities/environment
- visual quality/design
- affordable housing

DRAFT

II. Determine Neighborhood Character*

- Land Use
- Density/building type
- Building Height/stories
- Architectural/Historic Significance
- Population characteristics/trends
- * Resources include assessing maps, BRA land use maps, Landmarks Commission neighborhood survey, 1990 census.

III. Develop Goals and Objectives

Examples:

- Maintain and preserve existing residential character
- Protect areas with special architectural character
- Provide for new residential development while preserving the environment
- Encourage a diverse mix of residential units
- Provide for affordable and market rate housing
- Protect the natural environment and improve the quality of life.

IV. Analysis

- Identify concentrations of similar building types and density
 - 1-family
 - 2-family
 - 3-family
 - 3 deckers
 - row houses
 - multi-family

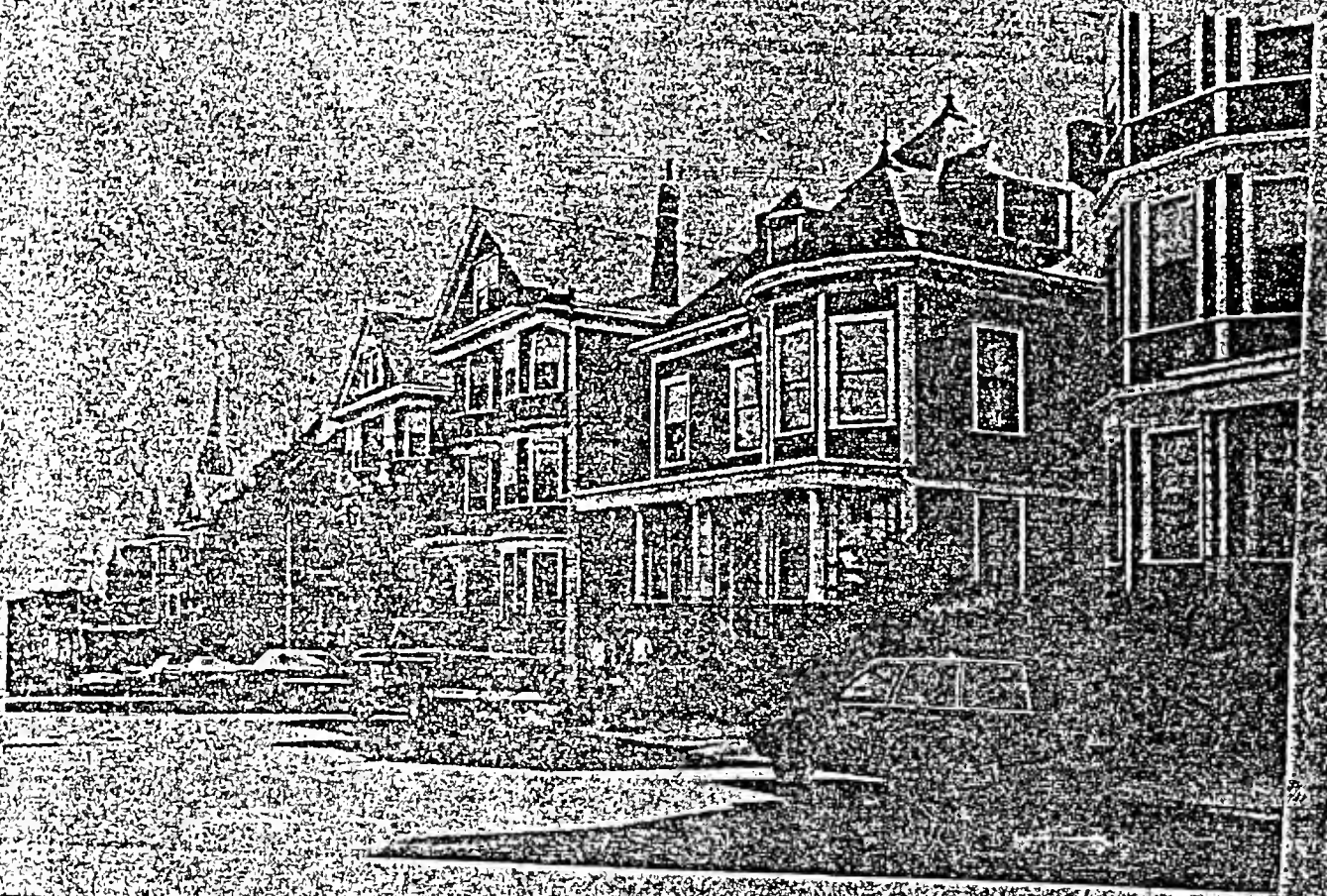
- Identify areas of mixed residential/commercial use
- Determine height neighborhood variations
- Identify districts with architecturally significant buildings

V. Strategies

- Zoning
 - * new residential districts
 - * height limits/roof restrictions
 - * basement/attic restrictions
 - * Neighborhood Design Districts/design guidelines
 - * Conservation Protection Subdistricts
 - * Off-street parking requirements

1984 Survey & Planning Grant

PART I - PARKER HILL/MISSION HILL Project Completion Report

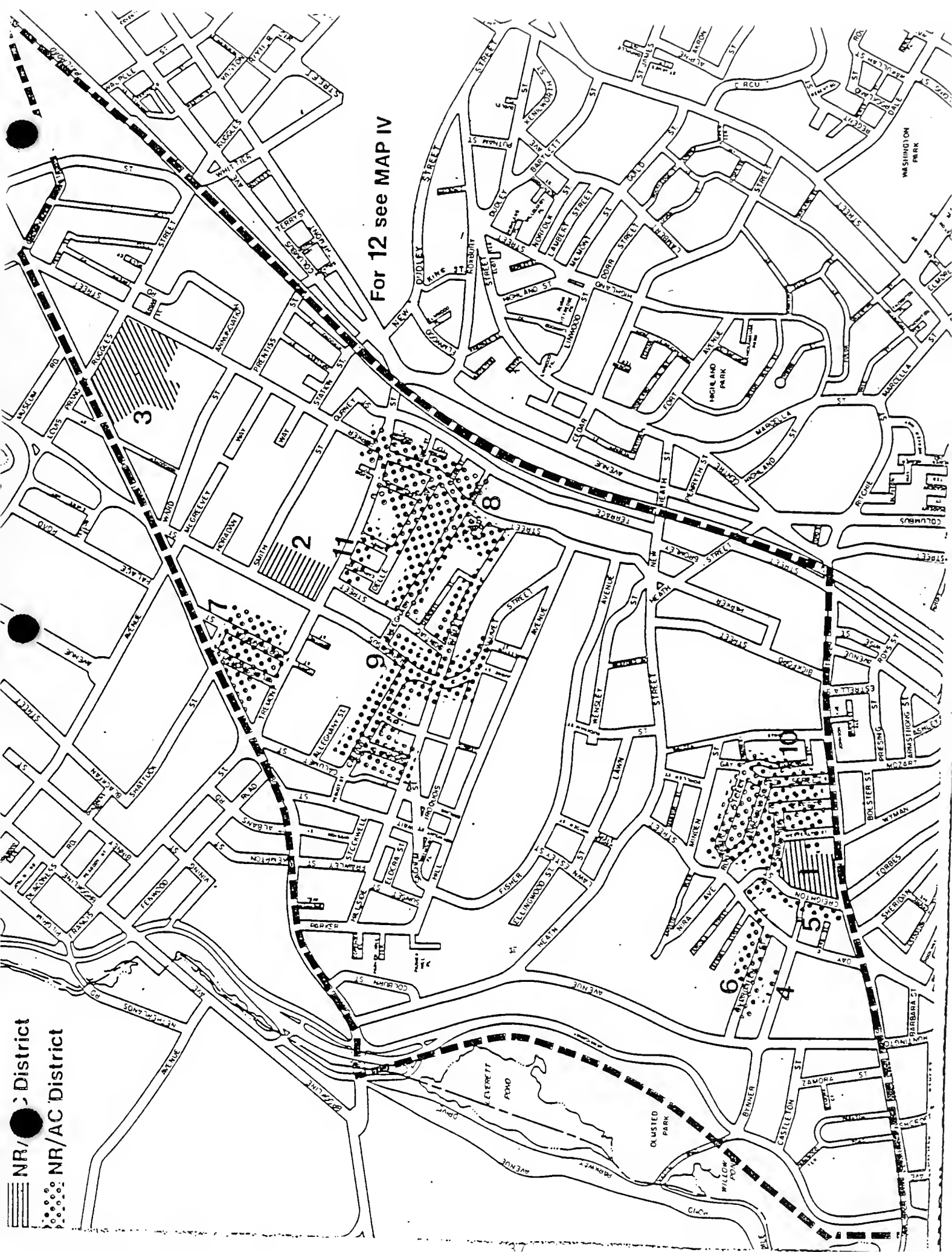


submitted August 30, 1985 to
Massachusetts Historical Commission



Boston Landmarks Commission

Boston Redevelopment Authority



For 12 see MAP IV

NR/ District
NR/AC District

III. RECOMMENDATIONS

As outlined in the Methodology section, the survey results were evaluated for architectural and historic significance. Based on this evaluation, recommendations for preservation activity were made by the consultants. The recommended activities consist of listing of individual buildings and districts in the National Register of Historic Places and designation as Landmark or Architectural Conservation Districts by the Boston Landmarks Commission. The recommendations of properties and brief descriptions of their architectural characteristics follow.

A. DISTRICTS (shown on Map III)

Districts meeting criteria for National Register and Boston Landmark Designation:

1. Blessed Sacrament Church District
361, 365 Centre Street, 25-35 Creighton Street, 24, 30 Sunnyside Street (Map 19N-8E).

Qualifies as an architecturally distinguished complex of church buildings dating from 1894-1926. The centerpiece of the complex is Blessed Sacrament Roman Catholic Church, a superb example of the Italian Renaissance Revival Style, designed by Cambridge architect Charles R. Greco in 1910-1917.

Church interior is noteworthy for stained glass, woodwork and murals representing the work of important late 19th early 20th century artists including stained glass by Charles Connick and Thomas Murphy, woodwork by Johannes Kirchmeyer and murals by Henry Hammond Ahl.

Founded by the Redemptionist fathers of the Mission Church (Our Lady of Perpetual Help) in 1891, this congregation was initially housed in a wood frame Queen Anne chapel/school (burned late 1970's). Still extant are two solid examples of the Colonial Revival Style, the wood frame rectory at 365 Centre Street (1894) and the brick sisters' convent designed by Frank Power in 1896. Particularly noteworthy is the stone Cheverus Grammar School at 30 Sunnyside Street, an important and late Boston area example of the High Victorian Gothic Style (architect undetermined). In addition, St. Norbert's Grammar School (24 Sunnyside Street) is an interesting example of the Jacobethan Revival style. It was built of brick, stone and concrete in 1926 and designed by Charles R. Greco.

2. Mission Church District

Mission Church (Our Lady of Perpetual Help) Tremont Street, Rectory-, 1545 Tremont Street, 100 St. Alphonsus Street, 80, 90, 100 Smith Street, (Map 20N-9E).

Considered eligible for its architecturally impressive collection of late 19th early 20th c. collection of church buildings exhibiting elements of the Italianate, Romanesque Revival, Victorian Gothic and Queen Anne styles. Five acre complex grouped around garden and bounded by Tremont Street, St. Alphonsus Street, Smith Street and Mission Hill playground. Octagonal dome and 215 foot tall towers of Mission Church are the major landmarks on Parker Hill/Mission Hill's "skyline." Proposed district dominated by the Romanesque Revival Basilica of Our Lady of Perpetual Help (Mission Church), designed by New York church specialists Schickel and Detmars in 1876-1878 with towers designed by Brookline, MA. architect Franz Joseph Untersee in 1910. Church interior noteworthy for Munich Stained glass, Italian Carrara marble alters, mosaic work and murals. Mission Church was organized in 1869 by Brooklyn, New York Catholic order Redemptionist Fathers. During the late 19th century, the Mission Church enjoyed a national reputation as a shrine for miraculous health cures. It has significant historical associations with Parker Hill/Mission Hills late 19th early 20th century German and Irish Catholic communities.

In addition, the proposed complex includes several buildings attributed to Franz Joseph Untersee, including the Rectory (1903) and temporary rectory, now a Grammar School (1901 - 1902). Untersee designed the interesting, highly eccentric Romanesque Rival St. Alphonsus Hall in 1898. Henry Burns is credited with the design of the Mission Church Grammar School (90 Smith Street) and the Sisters Convent at 100 Smith Street. Both buildings date to 1888-1889.

3. Ruggles Street/Parker Street District

560, 550 Huntington Avenue, 520, 540, 547, 550 Parker Street
[Map 21N - GE]

Considered eligible as architecturally significant concentration of early 20th century buildings which serve as the home of educational, municipal and religious institutions. Encompasses buildings with architecturally distinctive forms (e.g. the domed Greek Orthodox Cathedral) bordering Huntington Avenue, Ruggles Street and Parker Street and includes grassy, well landscaped Wentworth Institute of Technology campus. These well designed buildings document the period of intensive institutional construction which occurred in the Back Bay Fens c. 1900-1930. Located within the proposed district is the Tapestry brick/Classical Revival and Georgian Revival Wentworth Institute of Technology buildings, including the Power House (1910) and U-shaped Williston Hall/Wentworth Hall/Dobbs Hall group designed by the important Boston architectural firm of Kilham and Hopkins in 1910-16. Situated in the eastern side of Wentworth's quadrangle is Watson Hall, designed in 1926 by Kilham, Hopkins and Greely. The Wentworth buildings have significant historical associations with Arioch Wentworth (1813-1903), Boston businessman (marble and real estate) and philanthropist. Chartered in 1904, Wentworth Institute's early mechanical arts curricula was adopted by public schools nation wide. In addition, the proposed district encompasses the Greek

Orthodox Cathedral (1921-1923) designed by Worcester architect Hachadour S. Demourjans, with stained glass by Charles N. Connick and Wilbur H. Burnham. To the south of the Cathedral is the Ira Allen School, an unusually well designed example of Boston Public School architecture designed by the Boston firm of Wilson and Webber in 1901. The Boston Trade School is a large E shaped Jacobethan style structure located at 550 Parker Street. Designed by James E. McLaughlin of Boston, it was built in 1917. The Georgian Revival Huntington Avenue Fire Station was designed by Krokyn, Brown and Rosenstein in 1933.

Districts Meeting Criteria for National Register Listing and Designation as
Architectural Conservation Districts

4. Bynner Street District

33, 47, 51/55 Bynner Street

(Map 19N-8E)

Qualifies as architecturally interesting pocket of modestly scaled, early 19th century Federal style single family residences. Situated on ledgy, tree shaded lots on the northeast side of Bynner Street, this venerable trio represents the oldest housing stock within the Parker Hill/Mission Hill survey area. These house lots represent the earliest subdivision by the Withington-Heath farmlands which began c.1810.

Built c. 1813, 33 Bynner Street is the best preserved of the trio, retaining original form, fabric, elements, siting etc. Several of its early owners were provisions dealers. The well executed entrance treatments, of #47 Bynner Street (c. 1820) include an elliptical fanlight on its southeast facade. The hip roofed 51, 55 Bynner Street (c.1820) has been considerably altered by the installation of modern siding, but its form and scale are integral to the general character of this small district.

5. Creighton Street District

(excluding altered buildings at 24, 30, 34 Creighton Street)

#10, 12/14/, 16/18, 20, 38, 40, 44, 46, 54 and 56 Creighton Street

68 Day Street and 371 Centre Street,

(Map 19N - 8E)

As early as 1859 Creighton Street and 33 adjacent lots were set over a large parcel owned by Thomas Lloyd Halsey Creighton of Providence, Rhode Island (related to China Trade, South America shipping tycoon Thomas Lloyd Halsey). This proposed district borders the western side of Creighton Street's curving path from 10 Centre Street to 68 Day Street. Several architecturally noteworthy, modestly scaled Italianate mansard houses documenting the earliest phase (c.1859-1873) of "Halsey Homestead Sites" development include numbers 10, 20, 38, 40, 44 (and possibly 54 Creighton Street and 68 Day Street). German carpenter Alexander Mair (active in Roxbury building trades from c. late 1850's - 1890) was responsible for #10 Creighton Street (1860-61) and 12/14 Creighton Street (1873-1883) and probably #20 Creighton Street (1859-62) and 38 Creighton Street (1868-69). In addition, this district includes the well designed double triple deckers at 16 Creighton Street (designed by John W. Priesing in 1896) and 53 Creighton Street (1895-1899).

6. Evergreen Street District

3-44 Evergreen Street, 85 and 86 Day Street

(Map 19N-8E)

Considered eligible as intact enclave of late 1860's-early 1870's Italianate Mansard house with several lots retaining 19th century landscape features and out buildings (e.g. #29 and 44 Evergreen Street). In addition Evergreen Street is bordered by good examples of 1880's, 1890's single and 2-family Queen Anne style residences. Evergreen Street and adjacent lots were carved from the estate of real estate agent/auctioneer Isaac Atwood in 1867. Noteworthy examples of mansard housing from earliest phase of this street development include 3, 11, 15/17 Evergreen Street (1869-1871). The substantial double Italianate mansard house at 86 Day Street built for teamster Daniel W. Drew in 1867 is also architecturally noteworthy. The twin

hip roofed houses at 19 and 21 Evergreen Street were built in 1885 by local housewrights J. Andrew Cassidy and Michael Ecker. Representing the latest phase of Evergreen Streets development is the well preserved Queen Ann, single family house at 24 Evergreen Street (1890-1895).

7. Mission Hill Triangle District

628-706 Huntington Avenue, 136-148 Smith Street, 1-31 and 2-34 Worthington Street, 1-35 and 2-22 Wigglesworth Street, and 1605-1617 Tremont Street. (Maps 21N/8E and 21N/9E).

Qualifies as a substantially intact, well maintained area predominantly built-up with late 19th century brick and stone row housing dating from 1872 into the 1890's. The Triangle district is of particular interest as an attractive pocket of urban housing similar in style to contemporary Back Bay residential architecture but scaled down and adapted for the development of a middle income neighborhood located just beyond the inner city.

Many of the row houses in this district were put up in 1872. Represented in this earliest 2-story plus attic, mansard roofed grouping which displays projecting three-sided bays, are decorative elements derived from the Mansard, Neo-Grec, Panel Brick and Queen Anne styles. The 1872 development also includes a marble-fronted run of 6 row houses at 1605-15 Tremont Street. Also located in the proposed Triangle District is a handsome group of 1888 Queen Anne/Romanesque Revival brick row houses at 698-704 Huntington Avenue---designed by Boston architect J.H. Besarick, and a three-family brick row dating from the '90's. In addition to its rowhousing, the proposed district includes the 18845 "Helvetia" at 706 Huntington Avenue---a distinctive brick and brownstone apartment hotel characterized by its metal clad corner oriels, arcaded first floor fenestration and entries, and unusual classical and medieval-derived ornamentation.

Of the 57 row houses rapidly put up following the 1871 subdivision, 54 remain. This intact concentration of row housing predominates in the district and provides the area with much of its architectural unity. George D. Cox, a local builder and real estate developer, was responsible for the initial

subdivision of the district which included the laying-out of Wigglesworth and Worthington Streets, and was involved in the construction of 1605-15 Tremont, 2-16 Wigglesworth, and 1-31 and 14-24 Worthington.

*For additional information, see the Mission Hill Triangle District Study Report on file at the Boston Landmarks Commission.

8. Parker Hill/Mission Hill North Slope District

682-789 Parker Street, (excluding vacant lots on east side of Parker Street between Oscar-Hillside Street); 1427/29 - 1472/74 Tremont Street, (including #1451), but excluding 1455-1471 Tremont Street; 16/18 Burney Street, 7-56 Delle Avenue, 1-80 Alleghany Street, 2-6 Terrace Place/80 Terrace Street, 1-4 Folsom Avenue, and 2-12, 7-17 Hillside Street.
[Map 20N-9E]

Considered eligible as architecturally/historically significant residential district with buildings dating from 1845-1910. Covering a large portion of Parker Hill/Mission Hill's ledgy, tree shaded northern and eastern slopes, the proposed district includes structures possessing the full range of vernacular architectural styles and a variety of building materials. Housing types include diminutive worker's cottagers, substantial single family and double houses, bow and octagonal front row houses, three deckers and apartment buildings. Area buildings document three distinct phases in the mid 19th early 20 century development of Parker Hill/Mission Hill in particular and more generally for Roxbury, including 1). early estate subdivision and suburban house construction 1845 - 1865 2). introduction of urban housing forms 1865-1885 and 3). accelerated residential development (1885-1910). No buildings have survived from the Colonial Period. Parker Street/Tremont Street intersection developed as residential/commercial node as early as 1820 - 1850 but no structures survive from this period. Early suburban phase represented by commodious Italianate and Italianate/Mansard houses bordering upland side streets including cupola-topped Italianate house built by and for carpenters A.W. and H.A. Folsom (1847; 3,4 Folsom Avenue), Greek Revival/Mansard House with two tier columned porch at 72 Alleghany Street

(1847), Italianate house built by carpenter John Stockman at 11 Alleghany Street (1851) and the double Italianate Mansard house at 34136 Alleghany (1858-60).

Documenting the period of early urban housing forms are several groups of mansard bow and bow front rowhouses on Delle Avenue including #27-43, 45-53 (1871) and 55-59 Delle Avenue (1879). In addition the Lorin L. Fuller-designed Rockland and Burney apartment building (1881-82) are located at 16 and 18 Burney Street.

Exemplifying the period of late 19th and early 20th century residential development are multi-family buildings scattered throughout the area including the early, double Queen Anne three decker at 717/721 Parker Street (1884), the three-family Italianate Queen Anne "Bainard" Building at 1451 Tremont Street (1886), the Vinal and Tracy designed Georgian Revival/Classical Revival apartment building at 1458 Tremont Street (1895) and the Queen Anne triple decker at 9 Hillside Street (designed by Samuel J. Rantin in 1907).

Buildings of particular historical and/or architectural significance in the proposed district include Roxbury puddingstone workers' cottages apparently unique within the City of Boston, including 1472/74 Tremont Street (c.1856), 2-5 Sewall Place (c.1859) and 682-688 Parker Street (1863). Still extant at 48 Alleghany is the (c.1866) Italianate house of important late 19th century-early 20thc. Boston photographer Augustine H. Folsom. Several attractive late Italianate houses are located at 34 and 40 Delle Avenue (c.1883).

Particularly noteworthy are three church buildings on Parker Street, including the wood frame Italianate Day's Chapel (716 Parker Street, originally associated with the Eliot Church) (1857); the Gothic, wood frame Hillside Congregational Church (738 Parker Street, 1871), and the brick Victorian Gothic German Evangelical Lutheran Church designed by Jacob Luippold (720 Parker Street, 1891-1892).

9. Parker Hill/Mission Hill Triple Decker District

#50-104; 51-121 Calumet; 122-130, 140-164 Calumet,
1-21 and 6-12 Sachem, 3-9 and 6-12 Oswald, 170-180 St. Alphonsus
37-89 and 82 Hillside, 5-7 Iroquois.
(Maps 20N/8E; 20N/9E)

Considered eligible for its inclusion of a notable and extensive group of ca. 1893-ca. 1905 Queen Anne triple deckers of particularly high design quality and as the most intact concentration of Queen Anne triple deckers of architectural distinction remaining in the City of Boston. Built for the most part after designs by Roxbury and Jamaica Plain architects, the district is of additional interest for its numerous distinctive triple deckers designed by Robert A. Watson and Samuel Rantin and Son---local architects specializing in three-family dwellings.

Of special interest are the handsomely detailed, generally gabled roofed, triple decker houses at 46,68,80,88,100,152 Calumet, 53,61,63,67,69,73,75-77 and 89 Hillside, 3 and 10 Oswald, 5,9,10,12, and 15 Sachem, and 170 and 172 St. Alphonsus Street.

This proposed triple decker district also includes other notable late 19th century buildings as such, the Queen Anne yellow brick three-family row at 92-98 Calumet (1898), the double three-family at 128-130 Calumet (1900), the Queen Anne/Colonial Revival two-family at 102 Calumet (1897), and the Queen Anne single family residences at 6 Sachem (1890), 126 Calumet (1893) and 156 Calumet (after '95, by '99).

10. Round Hill Street/Sunnyside Street District

5-66 Roundhill Street, (#104, #105), 3-26 Edgehill Street, 1-43 Sunnyside Street, (excluding Blessed Sacrament Church properties at 24,30 Sunnyside Street), 3-11 Westerly Street, 5-23 Gay Head Street, and 331-333 Centre Street. (Map 19N-8E)

Considered eligible as an intact example of well-planned 1890's development of modestly scaled, wood frame single and two family houses,

exhibiting element of the Italianate, Queen Anne, Shingle and Colonial Revival styles. The streets of this "hundred house subdivision" follow the contours of the land and are designed to make a traffic cul de sac. In general houses are 2 1/2 stories tall with open front porches, gable roofs, small front planting spaces and more ample green spaces to the rear. Roxbury architect G.W. Pope was responsible for a number of these houses including 18,20,22 Edgehill Street (1892). This subdivision has significant historical associations with Boston corporation lawyer/banker/philanthropist Robert Treat Paine. Utilizing the still novel amortising mortgage (early 1890's) Paine's Workingmen's Building Association, a division of his cooperative bank, was able to offer lower middle class families with reasonably priced housing.

11. Tremont Street District

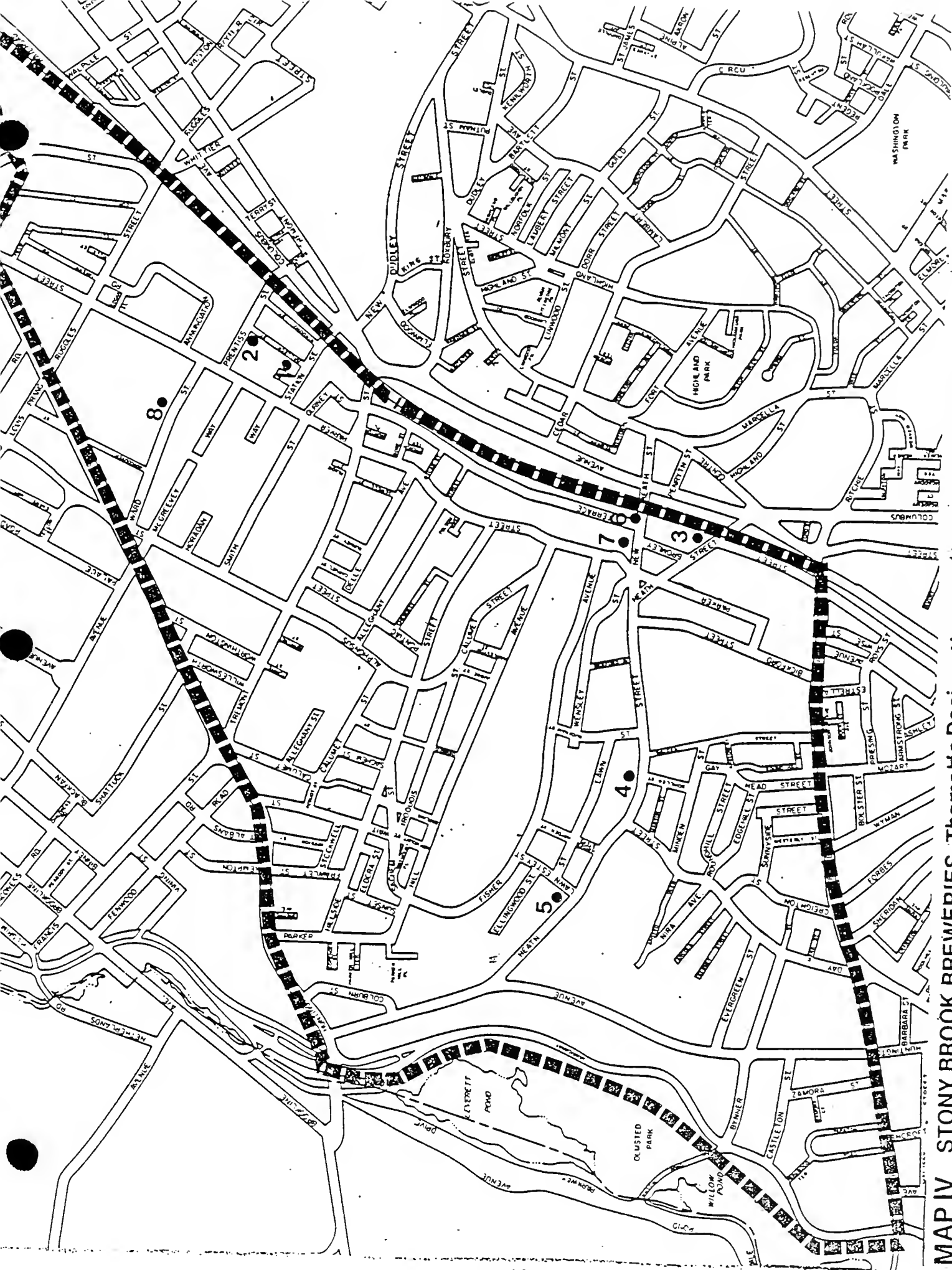
1500 1502; 1508-1518; 1520-1526; 1528/30; 1532/34; 1536-1540

Tremont Street. [Map 20N-9E]

Considered eligible as an interesting, contiguous collection of turn of the century commercial/residential blocks bordering Parker Hill/Mission Hill's principal commercial artery. Facing the Mission Church complex, this masonry "wall" of 3-story buildings borders the south side of Tremont Street, running eastward from Pontiac Street to Burney Street. Exhibiting elements of the Queen Anne, and Georgian Revival styles.

These structures document the period of accelerated urban development which occurred within the area from 1895 - 1915 (following the introduction of the electric trolley in 1894)

Starting from the eastern portion of the proposed district, the commercial/residential blocks include the Queen Anne building at 1500/1502 Tremont Street (c.1895-1900), the C.A. Russell designed Queen Anne/Georgian Revival building at 1508-1518 Tremont Street (1897) and Samuel Rantin/ S. J. Rantin designed Queen Anne/Georgian Revival blocks at 1520-1526 and 1528/30 Tremont Street (1898/99 and 1912, respectively). In addition, the Queen Anne Style Murphy Building, located at the western edge of the proposed district was designed by three decker specialist Robert A. Watson for Quarry owner and real estate speculator Timothy McCarthy in 1899.



MAP IV STONY BROOK BREWERIES Thematic Designation for National Register

In Roxbury: 1) 125 Halleck Street, and 37 Station Street; 2) 133 Hallack Street, 3) 31 Heath Street, 4) 117, 123-5 Heath Street, 49A Heath Street; 6) 31 New Heath and 158-68 Terrace; 7) 55 New Heath and 8) 105 Ward Street.

In Jamaica Plain: 55-71 Amory Street; 20, 21-35 Bismark and 26 Germania Street; 3179 Washington Street.

(Maps 17N/8E, 17N/9E, 18N/9E, 19N/8E, 19N/9E, 20N/9E, 21N/9E)

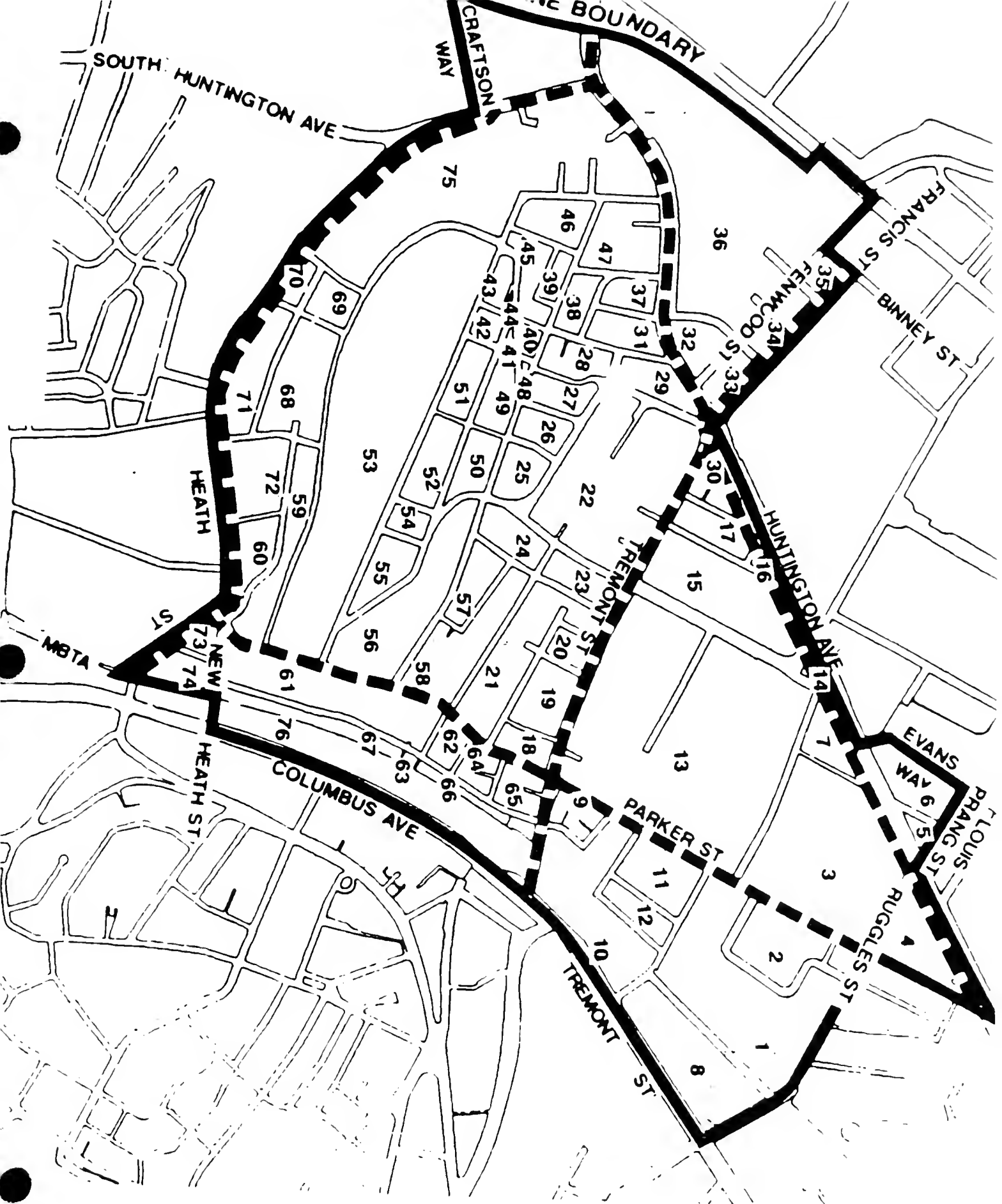
Considered eligible because the Roxbury and Jamaica Plain breweries built in the vicinity of the Stony Brook (now filled or in underground culverts) remain as architecturally important and historically significant examples of Boston area brewery design and include several distinguished examples of late 19th century industrial development. The proposed thematic district encompasses the most extensive and intact concentration of breweries in the City of Boston which individually and as a group are monuments of the importance of this local industry to the Commonwealth and the New England region.

This thematic district nomination includes in Roxbury---the Vienna Brewery at 133 Halleck and 37 Station Streets* predominantly dating from the mid-1870's through the 1890's; the 1887 stable of the Burkhardt Brewery located at 125 Halleck Street (at Prentiss) and surviving as the last remaining structure of this plant; the Roxbury Brewing Company at 31 Heath* built in 1896 after designs by architect Federick N. Footman; the Eblana/Alley Brewery at 117 and 123-125 Heath Street* designed by Otto Wolf and built in 1886; the American Brewing Company at 249A Heath Street*, put up in 1891/2 also after designs by Frederick N. Footman; and the bottling plant, refrigeration building, and storage facility of the Highland Spring Brewery at 158-68 Terrace. 31 and 55 New Heath** and dating respectively from 1892, 1895, and 1912/3. In addition the former Isaac Cook Brewery (Hanley and Casey) is still extant at 105 Ward Street (c.1890).

In Jamaica Plain (see Jamaica Plain Survey) the district includes at 55-71 Amory Street the Rockland/Robinson Brewery dating from the late 1880's and

expanded in 1913-20 when it was used for the Trimount Manufacturing Company; the Boylston/Haffenreffer Brewery at Bismark and Germania Street dating from 1877 through the 1890's (National Register) and the 1894 Franklin Brewery at 3179 Washington Street, designed by Chicago architect Charles Kaesner.*

- * Individually nominated for National Register/Boston Landmarks designation
- ** Individually nominated for National Register designation



2	0409010	3
3	0409020	9
4	0409025	4
5	0410005	1
6	0410010	46
7	0410030	8
6	0904075	.
9	0904265	23
10	0904270	25
11	0904275	17
12	0904280	11
13	1001005	16
14	1001010	1
15	1001020	14
16	1001025	1
17	1001040	49
18	1002015	27
19	1002020	47
20	1002025	16
21	1002030	41
22	1003005	72
23	1003015	11
24	1003020	23
25	1003025	25
26	1003030	17
27	1003035	24
28	1003040	17
29	1003045	28
30	1003050	26
31	1003055	25
32	1003060	9
33	1003065	16
34	1003070	24
35	1004005	11
36	1004015	222
37	1004030	4
38	1004035	17
39	1004040	15
40	1004045	10
41	1004050	1
42	1004055	9
43	1004060	12
44	1004065	2
45	1004070	35
46	1004075	18
47	1004080	41
48	1005005	1
49	1005010	21
50	1005015	28
51	1005020	1
52	1005025	15
53	1005030	24
54	1005035	12
55	1005040	19
56	1005045	76
57	1005050	26
58	1005055	48
59	1005060	60
60	1005065	20
61	1005070	42
62	1005075	13
63	1005076	2
64	1005080	15
65	1005085	30
66	1005086	9
67	1005090	17
68	1006005	36
69	1006010	124
70	1006015	6
71	1006020	45
72	1006025	0
73	1007010	15
74	1007015	2
75	1008045	154
76	1101003	1

MISSION HILL PLANNING AREA
PROPERTY SUMMARY
OCCURANCY AND RESIDENTIAL STRUCTURES

WPO	TOTAL DWELLINGS	OWNER OCCUPANTS	% OWN OCC.	NUMBER OF PARCELS					TOTAL LOT SIZE					AVERAGE LOT SIZE				
				R1	R2	R3	R4	R9	R1SF	R2SF	R3SF	R4_SF	R9SF	R1	R2	R3	R4-0	R9-
0409005	162	0	0.00%	0	0	0	0	1	0	0	0	0	169,609					169,609
0409010	0	0		0	0	0	0	0	0	0	0	0	0					
0409020	0	0		0	0	0	0	0	0	0	0	0	0					
0409025	7	0	0.00%	0	0	0	1	0	0	0	0	14,912	0					14,912
0410005	0	0																
0410010	45	2	4.44%	0	0	2	5	1	0	0	5,077	10,529	2,444			2,539	2,106	2,444
0410030	0	0		0	0	0	0	0	0	0	0	0	0					
0904075	0	0																
0904265	15	1	6.67%	2	1	1	0	0	2,912	1,445	1,804	0	0	1,456	1,445	1,804		
0904270	0	0		0	0	0	0	0	0	0	0	0	0					
0904275	2	0	0.00%	0	0	0	0	0	0	0	0	0	0					
0904280	0	0		0	0	0	0	0	0	0	0	0	0					
1001005	4	0	0.00%	0	0	0	1	0	0	0	0	3,446	0					3,446
1001010	0	0																
1001020	887	13	1.47%	12	0	4	0	5	17,683	0	5,760	0	282,636	1,474		1,440		56,527
1001025	0	0												ERR				
1001040	82	28	34.15%	22	4	10	2	0	34,504	5,854	17,044	4,080	0	1,568	1,464	1,704	2,040	
1002015	85	5	5.88%	0	0	8	3	3	0	0	14,871	11,734	16,215	ERR		1,859	3,911	5,405
1002020	75	12	16.00%	16	2	6	7	0	22,588	2,669	8,516	12,585	0	1,412	1,335	1,419	1,798	
1002025	37	4	10.81%	0	0	8	1	0	0	0	20,181	4,495	0	ERR		2,523	4,495	
1002030	69	13	18.84%	0	2	12	2	1	0	7,191	32,440	14,665	5,280	ERR		3,596	2,703	5,260
1003005	168	25	14.88%	0	3	40	4	0	0	9,701	125,322	269,156	0	ERR	3,234	3,133	67,289	
1003015	11	0	0.00%	0	0	0	2	0	0	0	0	9,156	0	ERR			4,578	
1003020	63	12	19.05%	1	1	18	1	0	5,000	3,285	60,387	4,980	0	5,000	3,285	1,355	4,980	
1003025	69	14	20.29%	0	0	19	1	0	0	0	62,563	5,215	0	ERR		3,293	5,215	
1003030	43	10	23.26%	1	0	14	0	0	4,184	0	47,631	0	0	4,184		3,402		
1003035	63	16	25.40%	0	1	18	1	0	0	4,654	47,558	3,681	0	ERR	4,654	2,642	3,681	
1003040	38	3	7.89%	1	1	9	2	0	5,777	2,711	24,512	5,638	0	5,777	2,711	2,714	2,619	
1003045	83	4	4.82%	0	0	7	8	1	0	0	18,413	15,133	2,035	ERR		4,600	1,708	11,233
1003050	77	5	6.49%	5	0	1	7	1	9,759	0	1,600	12,513	11,233	ERR	4,600	2,723	2,723	5,495
1003055	75	6	8.00%	0	7	1	2	5	0	28,217	4,600	6,245	11,799	ERR	4,600	2,723	2,723	5,495
1003060	106	1	0.93%	0	0	1	0	0	0	0	6,263	0	11,998	ERR	4,600	2,723	2,723	5,495
1003065	37	0	0.00%	0	4	7	0	0	0	15,640	25,250	5,000	0	ERR	3,960	3,607	5,000	
1003070	51	0	0.00%	0	2	14	1	0	0	7,020	45,648	2,472	0	ERR	3,510	3,261	2,472	
1004005	15	0	0.00%	0	0	0	0	0	0	0	0	10,350	0	ERR			3,450	
1004010	1,106	29	2.71%	0	0	0	0	11	0	0	0	0	651,089	ERR				59,190
1004030	5	1	20.00%	0	0	0	0	0	0	11,107	0	0	0	ERR	3,702			
1004035	21	12	57.14%	0	13	1	0	0	0	49,390	1,736	0	0	ERR	3,799	3,736		
1004040	40	3	7.50%	0	0	7	4	0	0	0	16,390	9,170	0	ERR		2,341	1,293	
1004045	14	3	21.43%	0	0	4	0	0	0	2,321	8,100	0	0	ERR	2,321	2,025		
1004050	1	1	100.00%	1					5,220	0	0	0	0	ERR				
1004055	6	0	0.00%	0	0	2	0	0	0	0	7,961	0	0	ERR		3,981		
1004060	0	0		0	0	0	0	0	0	0	0	0	0	ERR				
1004065	0	0		0	0	0	0	0	0	0	0	0	0	ERR				
1004070	41	16	39.02%	8	4	3	3	0	26,037	13,199	6,887	8,574	0	3,255	3,300	2,296	2,858	
1004075	76	5	6.58%	1	2	8	0	2	5,428	10,114	29,934	0	23,649	5,428	5,057	3,742		11,825
1004080	127	9	7.09%	0	6	20	2	3	0	18,693	47,010	3,808	17,699	ERR	3,116	2,351	1,904	5,900
1005005	0	0												ERR				
1005010	21	9	42.86%	1	7	2	0	0	3,520	31,026	6,590	0	0	3,520	4,432	3,295		
1005015	12	11	91.67%	1	5	4	1	0	4,140	23,122	12,913	3,254	0	4,140	4,624	3,228	3,254	
1005020	0	0												ERR				
1005025	106	6	5.66%	2	6	0	0	1	12,556	24,628	0	0	46,991	6,278	4,105			46,991
1005030	42	6	14.29%	2	5	3	1	1	7,081	31,407	13,065	4,485	39,052	3,541	6,281	4,355	4,485	39,052
1005035	8	3	37.50%	0	1	2	0	0	0	2,812	5,530	0	0	0		2,812	2,765	
1005040	74	11	14.86%	1	8	3	0	2	4,319	30,446	7,318	0	28,717	4,319	3,806	2,439		14,359
1005045	119	34	28.57%	4	16	24	1	0	26,343	79,672	102,500	3,108	0	6,586	4,980	4,271	3,108	
1005050	62	16	25.81%	2	7	14	1	0	4,973	23,966	43,986	3,560	0	2,487	3,424	3,142	3,560	
1005055	70	19	27.14%	8	9	10	3	0	50,241	49,433	34,486	14,002	0	6,280	5,493	3,449	4,667	
1005060	88	17	19.32%	1	3	20	4	0	6,800	20,162	53,644	16,879	0	6,800	6,721	2,682	4,220	
1005065	22	1	4.55%	0	0	6	1	0	0	0	13,887	1,799	0			2,315	1,799	
1005070	57	13	22.81%	3	3	12	3	0	19,553	9,468	47,591	10,272	0	6,518	3,156	3,966	3,424	
1005075	12	4	33.33%	0	3	2	0	0	0	12,281	7,148	0	0			4,094		
1005076	3	2	66.67%	1	1	0	0	0	2,843	3,679	0	0	0	2,843	3,679			
1005080	18	4	22.22%	0	0	6	0	0	0	0	10,623	0	0					
1005085	22	13		0	0	0	0	1	0	0	0	0	34,921			1,771		
1005086	2	0	0.00%	0	1	0	0	0	0	2,510	0	0	0					34,921
1005090	7	0	0.00%	1	0	2	0	0	730	0	3,057	0	0			2,510		
1006005	48	13	27.08%	3	1	11	1	0	8,402	2,453	36,432	19,282	0	730		1,529		
1006010	103	54	52.43%	1	0	0	0	6	3,467	0	0	0	139,719	2,801	2,453	3,312	19,282	
1006015	6	1	16.67%	0	0	2	0	0	0	0	5,494	0	0	3,467				23,287
1006020	37	12	32.43%	2	0	7	1	0	7,652	0	38,712	29,868	0	3,826		2,747		
1007010	7	1	14.29%	0	0	0	1	0	0	0	0	1,790	0			5,530	29,868	
1007015	0	0		0	0	0	0	0	0	0	0	0	0				1,790	
1008045	542	53	9.78%	0	2	39	11	7	0	6,000	85,766	34,019	230,706		3,000	2,199	3,093	32,958
1101003	0	0																
TOTAL	5,289	554	10.51%	103	135	414	93	54	301,712	546,476	1,224,200	590,055	1,726,792	2,929	4,048	2,957	6,345	31,978

WPB	GFA	LANDSF	FFGFA	OFFICESF	EDUCATSF	PARESF	RETAILSF	SERVSF	MEDICSF	GOVSF	RESIDU	HOTELSF	CULTRE	INDUSTSF	TCPU	OTHER	APT. UNITS RESIDED
0409005	181,320	612,765	30,740	0	0	0	0	0	0	0	0	0	0	0	0	0	181,320
0409010	131,548	161,428	54,108	0	0	0	0	0	0	0	0	0	0	0	0	0	131,548
0409020	279,941	621,641	100,158	7,769	0	0	0	0	0	0	0	0	0	0	0	0	279,941
0409025	67,962	157,159	18,703	0	0	0	3,770	0	0	0	0	0	0	4,880	0	0	67,962
0410005	1,034	16,397	1,034	0	0	0	0	0	0	0	64,212	0	0	0	0	0	1,034
0410010	220,400	127,402	65,285	6,031	0	0	1,370	924	0	0	19,860	0	13,110	0	0	0	220,400
0410030	69,794	84,272	30,970	0	0	0	0	1,758	0	0	0	0	19,216	0	0	0	69,794
0904075	0	262,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0904085	26,006	51,009	13,864	0	0	0	10,013	1,007	0	0	12,286	0	0	0	0	0	26,006
0904270	23,870	319,848	23,850	0	0	22,079	1,791	0	0	0	0	0	0	0	0	0	23,870
0904275	89,426	128,109	37,058	2,234	0	3,072	4,408	0	0	0	2,250	0	0	0	0	0	89,426
0904280	0	58,694	0	0	0	0	0	0	0	0	0	0	0	77,696	0	0	0
1001005	559,226	1,421,866	242,042	8,721	0	0	0	0	0	0	0	0	0	0	0	0	559,226
1001010	32,000	6,477	6,400	0	0	0	0	0	0	0	4,235	0	19,694	0	0	0	32,000
1001020	837,217	308,542	100,385	6,355	5,404	83,724	800	0	0	0	0	0	0	0	0	0	837,217
1001025	2,010	7,629	2,010	2,010	0	0	0	0	0	0	71,466	0	0	0	0	0	2,010
1001040	115,780	60,158	43,115	1,225	0	0	6,861	0	0	0	0	0	0	0	0	0	115,780
1002015	93,611	60,075	29,103	0	0	0	1,376	0	0	0	61,776	0	2,610	0	0	0	93,611
1002020	87,527	113,317	37,051	0	0	0	830	0	0	0	59,120	0	0	0	0	0	87,527
1002025	61,446	41,105	20,285	0	0	0	7,504	0	0	0	48,123	0	0	6,638	0	0	61,446
1002030	92,523	254,893	37,406	4,503	0	0	2,852	0	0	0	18,036	0	0	0	0	0	92,523
1003005	248,911	614,591	108,949	10,209	0	0	28,235	4,539	0	0	23,837	0	0	2,240	0	0	248,911
1003015	48,047	75,870	34,373	3,814	0	0	1,044	0	0	0	33,744	0	0	297	0	0	48,047
1003020	93,058	82,580	30,804	0	0	0	0	0	0	0	15,509	0	0	23,400	0	0	93,058
1003025	95,812	77,932	32,934	343	0	0	0	0	0	0	11,752	0	0	0	0	0	95,812
1003030	58,318	58,981	19,651	0	0	0	0	0	0	0	11,756	0	0	0	0	0	58,318
1003035	83,714	64,418	28,437	0	0	0	0	0	0	0	1,937	0	0	0	0	0	83,714
1003040	45,424	74,471	15,437	0	0	0	0	0	0	0	9,386	0	804	0	0	0	45,424
1003045	75,878	80,851	31,646	0	0	0	12,577	0	0	0	11,453	0	0	0	0	0	75,878
1003050	78,621	69,891	26,625	8,178	0	0	8,714	0	0	0	36,445	0	0	0	0	0	78,621
1003055	74,329	75,312	27,594	0	0	0	0	0	0	0	55,167	0	0	483	0	0	74,329
1003060	78,314	72,685	36,756	2,805	0	0	7,776	0	0	0	0	0	0	0	0	0	78,314
1003065	75,296	57,221	27,838	5,558	0	0	6,515	0	0	0	17,916	0	5,520	0	0	0	75,296
1003070	62,851	79,071	28,987	0	0	0	0	0	0	0	12,338	0	0	0	0	0	62,851
1004005	30,382	38,574	10,400	0	0	0	0	0	0	0	5,058	0	0	0	0	0	30,382
1004015	535,686	1,319,486	410,855	1,117	0	303,630	2,340	0	22,144	0	49,756	0	0	0	0	0	535,686
1004030	45,962	55,076	22,981	0	0	0	0	0	46,570	0	0	0	0	0	0	0	45,962
1004035	46,635	60,367	19,728	0	0	0	0	0	0	0	0	0	0	0	0	0	46,635
1004040	47,139	31,476	16,078	0	0	0	0	0	0	0	0	0	0	0	0	0	47,139
1004045	19,689	17,249	6,826	0	0	0	0	0	0	0	15,811	0	0	0	0	0	19,689
1004050	1,653	5,220	828	0	0	0	0	0	0	0	0	0	0	0	0	0	1,653
1004055	14,244	25,870	5,037	0	0	0	0	0	0	0	1,653	0	0	0	0	0	14,244
1004060	0	34,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1004065	1,504	2,585	752	0	0	0	0	0	0	0	0	0	0	0	0	0	1,504
1004070	62,511	83,955	27,465	2,126	0	0	0	0	0	0	0	0	0	0	0	0	62,511
1004075	99,826	97,907	30,795	0	0	0	0	0	0	0	20,142	0	0	0	0	0	99,826
1004080	163,675	160,749	70,785	19,665	0	1,417	5,886	0	29,431	0	29,910	0	0	0	0	0	163,675
1005005	0	3,432	0	0	0	0	0	0	1,937	0	46,185	0	0	0	0	0	0
1005010	29,725	74,756	11,978	0	0	0	0	0	0	0	0	0	0	0	0	0	29,725
1005015	54,614	91,334	24,083	0	0	0	0	0	0	0	1,281	0	0	0	0	0	54,614
1005020	0	78,717	0	0	0	0	0	0	0	0	1,232	0	0	0	0	0	0
1005025	97,599	105,457	26,554	0	0	0	0	0	0	0	0	0	0	0	0	0	97,599
1005030	189,287	1,206,050	81,117	2,458	0	0	0	0	0	0	83,559	0	0	0	0	0	189,287
1005035	10,928	32,704	4,033	0	0	0	0	0	49,392	0	53,787	0	0	0	0	0	10,928
1005040	67,621	87,528	22,911	0	0	0	0	0	0	0	0	0	0	0	0	0	67,621
1005045	168,631	331,353	64,531	0	0	0	448	0	0	0	36,072	0	0	0	0	0	168,631
1005050	87,481	79,189	32,757	0	0	0	0	0	0	0	17,889	0	0	0	0	0	87,481
1005055	113,465	208,323	47,096	0	0	0	0	0	0	0	9,135	0	0	0	0	0	113,465
1005060	201,845	311,942	74,925	0	0	0	0	0	0	0	25,180	0	0	0	0	0	201,845
1005065	47,679	98,685	25,778	0	0	0	940	0	0	0	13,248	0	94,093	0	0	0	47,679
1005070	87,464	298,611	39,812	0	0	0	8,992	624	0	0	3,272	0	21,550	0	0	0	87,464
1005075	13,441	46,131	5,681	0	0	0	0	0	0	0	16,429	0	13,265	0	0	0	13,441
1005076	3,493	6,522	1,610	0	0	0	0	0	0	0	0	0	0	0	0	0	3,493
1005080	28,820	43,226	13,880	0	0	0	0	0	0	0	1,191	0	0	0	0	0	28,820
1005085	74,818	97,498	40,117	0	0	0	0	0	0	0	0	0	0	0	0	0	74,818
1005086	5,959	30,879	4,783	0	0	0	0	0	0	0	0	0	0	0	0	0	5,959
1005090	95,220	79,132	32,655	0	0	0	5,000	3,868	0	0	912	0	81,441	0	0	0	95,220
1006005	146,391	212,842	53,922	0	0	0	0	0	0	0	3,240	0	0	0	0	0	146,391
1006010	294,328	377,585	155,739	0	0	0	0	0	0	0	1,456	0	0	0	0	0	294,328
1006015	6,533	14,791	2,281	0	0	0	0	0	0	0	0	0	0	0	0	0	6,533
1006020	68,371	205,153	34,766	0	0	0	1,274	3,200	0	0	3,996	0	0	0	0	0	68,371
1007010	7,312	35,567	1,828	0	0	0	892	0	0	0	6,420	0	0	0	0	0	7,312
1007015	43,804	70,514	21,562	0	0	10,800	0	0	0	0	0	0	0	0	0	0	43,804
1008045	709,985	947,687	246,215	0	0	0	7,873	0	0	0	128,259	0	0	33,004	0	0	709,985
1101003	0	393,380	0	0	0	0	0	0	0	0	0	0	0	65,089	0	0	0
TOTAL	8,835,144	13,881,459	3,036,742	95,121	5,404	424,722	140,081	19,671	153,474	0	1,177,877	0	60,954	424,076	0	6,333,964	3,133

**MISSION HILL PLANNING AREA
PROPERTY SUMMARY**

WP#	BLDVAL	LANDVAL	TOTAL	TAX BILLS FY 1992		COUNT		REMOV	REMOV84	COUNTBLD	F. A. R.		FEETPRINT
				RESIDENTIAL	COMMERCIAL	TOTAL					MAXFAR	MEANFAR	
0409005	4,509,500	2,443,000	6,952,500	#0	#0	#0	9	6	1	1	1.07	0.30	5.02%
0409010	5,329,000	4,916,000	10,245,000	#0	#0	#0	3	3	1	2	0.85	0.81	33.52%
0409020	17,501,500	21,316,000	38,817,500	#0	#43,951	#43,951	9	5	0	0	2.99	0.45	16.11%
0409025	2,548,500	5,935,000	8,483,500	#42,060	#11,053	#53,112	4	5	2	4	3.50	0.43	11.90%
0410005	195,500	785,500	981,000	#0	#32,933	#32,933	1	:	:	1	0.06	0.06	6.31%
0410010	5,926,000	4,978,400	10,904,400	#43,299	#12,169	#55,468	46	6	16	18	3.72	1.73	51.24%
0410030	1,314,500	5,373,500	6,688,000	#0	#8,310	#8,310	8	5	0	6	1.20	0.83	36.75%
0904075	0	1,968,000	1,968,000	#0	#0	#0	1	0	0	1	0.00	0.00	0.00%
0904265	764,200	562,800	1,327,000	#9,434	#15,138	#24,572	23	3	4	10	2.98	0.50	26.83%
0904270	284,000	1,915,000	2,199,000	#0	#1,165	#1,165	16	1	0	4	0.89	0.07	7.46%
0904275	1,101,500	1,216,000	2,317,500	#593	#5,240	#5,833	17	4	0	12	2.76	0.70	28.93%
0904280	19,500	426,500	446,000	#0	#0	#0	11	0	0	1	0.00	0.00	0.00%
1001005	26,228,500	10,685,300	36,913,800	#1,651	#3,073	#4,725	16	4	2	7	2.33	0.39	17.02%
1001010	1,167,500	213,500	1,381,000	#0	#0	#0	1	5	:	1	4.94	4.94	98.81%
1001020	32,643,000	2,893,300	35,536,300	#64,746	#1,546	#66,293	24	24	5	21	3.89	2.71	32.51%
1001025	154,500	103,500	258,000	#0	#8,841	#8,841	1	1	:	1	0.26	0.26	26.35%
1001040	4,936,700	2,134,600	7,071,300	#74,298	#12,013	#86,310	49	4	3	44	4.05	1.44	53.79%
1002015	3,209,600	1,111,900	4,321,500	#42,550	#2,108	#44,658	27	4	4	15	2.96	1.56	48.44%
1002020	3,454,300	2,330,500	5,784,800	#59,020	#9,619	#68,638	47	3	8	34	2.43	0.77	32.70%
1002025	1,604,400	836,300	2,440,700	#21,351	#13,379	#34,730	16	3	4	15	2.47	1.49	49.25%
1002030	3,255,300	2,348,300	5,603,600	#44,897	#17,347	#62,243	41	3	10	20	2.35	0.36	14.68%
1003005	7,273,000	4,751,400	12,024,400	#113,564	#63,968	#177,532	72	4	12	58	2.58	0.41	17.73%
1003015	1,179,000	807,000	1,986,000	#6,339	#11,599	#17,938	11	3	1	5	1.96	0.63	45.31%
1003020	2,546,700	1,623,100	4,169,800	#46,619	#0	#46,619	23	4	0	21	2.26	1.13	37.30%
1003025	2,710,900	1,484,900	4,195,800	#46,769	#432	#47,201	25	3	3	21	1.96	1.23	42.26%
1003030	1,635,200	1,173,200	2,808,400	#31,399	#0	#31,399	17	3	0	15	1.64	0.99	33.32%
1003035	2,312,800	1,511,800	3,824,600	#42,355	#1,229	#43,584	24	4	0	21	2.31	1.30	44.14%
1003040	1,391,900	1,075,700	2,467,600	#27,587	#0	#27,587	17	4	1	13	1.73	0.61	20.73%
1003045	2,563,200	1,494,500	4,057,700	#36,277	#27,854	#64,131	28	4	3	22	2.89	0.94	39.14%
1003050	3,327,500	1,630,500	4,958,000	#40,348	#46,227	#86,575	26	5	5	16	2.54	1.12	38.10%
1003055	4,607,700	1,182,800	5,790,500	#15,395	#0	#15,395	25	3	0	24	3.00	0.99	36.64%
1003060	2,931,400	780,700	3,712,100	#14,061	#17,713	#31,774	9	3	1	7	2.21	1.08	50.57%
1003065	2,143,100	1,269,700	3,412,800	#30,282	#24,128	#54,411	16	3	0	15	2.96	1.32	48.65%
1003070	2,124,900	1,664,100	3,789,000	#38,048	#5,536	#43,584	24	3	1	18	2.18	1.05	36.66%
1004005	1,881,700	289,100	2,170,800	#174	#3,838	#4,012	11	4	0	6	1.82	0.79	26.96%
1004015	80,675,300	9,855,300	90,530,600	#196,485	#2,741	#199,226	222	26	125	24	3.06	1.16	31.14%
1004030	2,201,900	627,600	2,829,500	#5,377	#0	#5,377	4	2	0	4	0.90	0.83	41.73%
1004035	1,496,900	1,079,300	2,576,200	#28,801	#0	#28,801	17	3	0	15	1.07	0.77	32.68%
1004040	1,465,100	570,100	2,035,200	#22,753	#0	#22,753	15	4	4	11	2.69	1.50	50.95%
1004045	540,200	388,900	929,100	#10,379	#0	#10,379	10	3	1	6	2.51	1.14	39.57%
1004050	51,700	81,400	133,100	#1,489	#0	#1,489	1	2	:	1	0.32	0.32	15.86%
1004055	425,000	524,000	949,000	#4,235	#0	#4,235	9	3	0	5	1.18	0.55	19.47%
1004060	44,500	551,000	595,500	#0	#0	#0	12	0	0	1	0.00	0.00	0.00%
1004065	63,300	92,600	155,900	#0	#0	#0	2	2	0	1	0.90	0.58	29.09%
1004070	2,156,100	1,339,400	3,495,500	#36,745	#2,862	#39,607	35	3	2	20	2.01	0.74	32.71%
1004075	3,536,400	1,215,900	4,752,300	#44,412	#26,730	#71,142	18	5	3	14	1.92	1.02	31.45%
1004080	5,124,900	2,977,700	8,102,600	#70,776	#40,070	#110,845	41	4	7	35	3.13	1.02	44.03%
1005005	0	14,900	14,900	#167	#0	#167	1	0	:	0	0.00	0.00	0.00%
1005010	945,700	927,000	1,872,700	#20,565	#0	#20,565	21	3	0	10	1.25	0.40	16.02%
1005015	1,966,300	823,300	2,789,600	#31,186	#0	#31,186	28	3	9	12	1.89	0.60	26.37%
1005020	0	306,600	306,600	#0	#0	#0	:	0	:	0	0.00	0.00	0.00%
1005025	3,668,000	1,287,300	4,955,300	#55,245	#0	#55,245	15	5	1	9	1.72	0.93	25.18%
1005030	9,667,500	5,322,200	14,989,700	#37,226	#98,849	#136,075	24	4	1	16	1.19	0.16	6.73%
1005035	305,300	326,400	631,700	#7,064	#0	#7,064	12	3	0	3	1.66	0.33	12.33%
1005040	2,738,800	1,355,600	4,094,400	#45,316	#0	#45,316	19	4	0	14	1.83	0.77	26.18%
1005045	5,124,000	3,989,400	9,113,400	#98,532	#699	#99,231	76	4	5	46	2.37	0.51	19.48%
1005050	2,472,000	1,780,100	4,252,100	#47,538	#0	#47,538	26	3	0	24	1.74	1.10	41.37%
1005055	3,713,800	2,521,300	6,235,100	#63,817	#0	#63,817	48	3	12	33	1.62	0.54	22.61%
1005060	3,733,000	3,031,800	6,764,800	#59,017	#33,739	#92,756	60	4	10	30	2.02	0.65	24.02%
1005065	1,004,800	1,112,700	2,117,500	#13,207	#22,205	#35,412	20	3	0	9	2.34	0.48	26.12%
1005070	2,422,000	2,785,600	5,207,600	#43,266	#33,842	#77,109	42	3	3	25	1.15	0.29	13.33%
1005075	422,700	605,700	1,028,400	#9,078	#0	#9,078	13	3	1	5	1.05	0.29	12.31%
1005076	128,400	151,200	279,600	#3,126	#0	#3,126	2	2	1	2	0.63	0.54	24.69%
1005080	1,045,100	648,400	1,693,500	#12,364	#0	#12,364	15	3	0	7	2.23	0.67	32.11%
1005085	2,463,300	269,500	2,732,800	#24,040	#0	#24,040	30	2	0	3	1.00	0.77	41.15%
1005086	115,700	273,800	389,500	#1,913	#7,008	#8,921	9	2	0	3	0.88	0.19	15.49%
1005090	985,200	889,800	1,875,000	#4,302	#48,731	#53,032	17	4	1	8	4.50	1.20	41.27%
1006005	4,268,300	1,824,900	6,093,200	#36,815	#92,427	#129,242	36	3	4	19	1.79	0.69	25.33%
1006010	13,481,600	287,000	13,768,600	#136,477	#0	#136,477	124	2	0	21	1.47	0.78	41.25%
1006015	214,300	195,200	409,500	#4,309	#463	#4,772	6	3	0	2	1.59	0.44	15.42%
1006020	1,331,500	1,077,200	2,408,700	#26,822	#11,172	#37,994	45	3	2	15	1.27	0.33	16.95%
1007010	116,000	225,500	341,500	#1,361	#1,755	#3,116	15	4	0	2	3.53	0.21	5.14%
1007015	142,000	439,500	581,500	#0	#9,459	#9,459	2	4	0	2	1.29	0.62	30.58%
1008045	31,912,100	8,254,800	40,166,900	#240,701	#151,068	#391,769	154	11	34	68	2.49	0.75	25.98%
1101003	0	1,770,000	1,770,000	#0	#0	#0	1	0	:	0	0.00	0.00	0.00%
TOTAL	347,345,200	157,011,500	504,356,700	#2,338,023	#984,228	#3,322,251	1,946	282	313	1,012	0.64	21.881	

NEIGHBORHOOD REZONING
OPEN SPACE/ DRAFT OUTLINE

December 1992

I. Identify Issues

Examples:

- location of public/institutional/private open spaces
- types of open spaces: active, passive, pathways, beautification
- need for a vision and plan
- maintenance strategy
- capital improvements

II. Clarify needs

- active
- passive
- gardens
- paths
- boulevards

III. Develop Goals and Objectives

Examples:

- Protect and maintain existing public open spaces
 - Identify deficiencies of existing public open spaces
 - Identify and evaluate protection strategies
- Protect non-profit, institutionally and privately owned open spaces which are needed in order to achieve various objectives of the open space plan including protecting critical natural resources.
- Maintain existing public, non profit, institutionally and privately owned open spaces.
 - Work with property owners on a lot clean up program
 - enter into partnership maintenance agreements with area institutions.
- Provide for pedestrian and bike path connections
 - Identify pedestrian and bike connections to major shopping, work, transit parkway systems and recreation facilities.
- Prepare an Urban Beautification plan
 - Identify gateways into the community

-Strengthen neighborhood edges by creating buffer zones and improving the streetscape, and adopting buffering standards in zoning.

IV. Analysis

- Demographics
- Open Space Resources
- Vacant land ownership
- Pedestrian Circulation
- Boulevards

V. Strategies

Zoning

- Zone public open spaces
- Consider utilizing conservation Protection District Designation

Open Space Planning

- Prepare plan
- Identify re- use of public vacant land areas
- Work with agencies in designation of parcels for open space purposes.
- Negotiate preservation/protection strategies with private owners

Maintenance

- enter into maintenance agreements with private and non-profit owners.
- undertake lot clean-up program

Improvements

- prepare improvement program
- prepare capital budget

PARKS: AN URBAN OPEN SPACE PLAN, 1987

VOLUME I - THE PLAN

Neighborhood Profile
Fenway/Kenmore
Mission Hill/Jamaica Plain

VOLUME II - THE INVENTORY

Fenway/Kenmore
Mission Hill/Jamaica Plain

Neighborhood Profile

Fenway/Kenmore

The Neighborhood

Bounded by Back Bay-Beacon Hill, the South End, Jamaica Plain, Allston-Brighton, and the Town of Brookline, this neighborhood functions in many ways as the hub of activity and travel in the city. Serving as an entrance to the City and home to many new arrivals, this area shows signs of diversity and change.

Housing

Fenway-Kenmore is a neighborhood of rental apartments. Although condominium conversions are on the rise, few of the area's 13,000 housing units are owner-occupied. Residential turnover in this neighborhood is the highest in the City, vacancy rates the lowest, and rents above average. The great demand for apartments can be attributed to the neighborhood's proximity to downtown and local universities.

The majority of the area's structures are brick or stone, multi-unit structures constructed on average over 50 years ago. There is little room for private yard space among these buildings, so residents must and do rely on nearby public open space.

Demographics

Fenway-Kenmore has a younger population than most other neighborhoods in the City, and the presence of the universities and nature of the housing stock suggest that a younger population will continue to predominate. With a median age of 24.7 years and a remarkable 73 percent of the population between 15 and 34 years, open space needs are reasonably clear. The focus should be on facilities to accommodate active recreation.

The relatively low median income for the area may be attributable to both the large student and immigrant population in the area and to the number of persons employed in nearby service industries and commercial enterprises. The unemployment rate for the neighborhood is much lower than across the city because of the abundance of trade and service trade positions.

Open Space

Fenway-Kenmore is one of the smallest neighborhoods in the City, with a total land area of just 966 acres. Density levels are among the highest in the City, with close to 32 persons per acre. Most of the neighborhood is well served by open space, but there are sections in the northwest which are in need of additional space. The neighborhood's large concentration of colleges, universities, hospitals, museums, and theaters include several parcels of private open space. Colleges and universities have most of this space, but because these parcels are not publicly accessible, they are not included in the calculation of space available to residents for outdoor recreation.

Fenway-Kenmore's open space inventory includes: 12 City-owned parks, the Christian Science Plaza, four park-like squares, a field house, a YMCA, four school play areas, and two community garden sites. The central links to the Emerald Necklace bisect the neighborhood, representing over 40 acres of undevelopable parkland.

Parks and Playgrounds

Maintenance and security in open space areas are major concerns of neighborhood residents. The other major concern is the obvious absence of active recreation facilities such as basketball courts, tennis courts, softball and football/soccer fields.

The neighborhood's unifying characteristic is its large concentration of young adults. In other neighborhoods where certain types of outdoor recreation is deficient, bordering neighborhoods may offer nearby alternatives. In Fenway-Kenmore's case this is not a solution to the lack of ball courts and fields. Back Bay-Beacon Hill and Allston-Brighton offer no substitutes within a reasonable distance of Fenway-Kenmore.

Many of the neighborhood's residents are students at local colleges and universities and as such have access to their indoor and outdoor recreation facilities. The remainder of area residents, however, must use the facilities at Lee Playground in the Fens. The facilities in Lee include: two basketball courts; a running track; a baseball field; a soccer/football field; and a softball field. With the exception of school playgrounds, the only other site in the vicinity with an area for sports play is the half basketball court at Edgerly Road Playground.

The shortage of play facilities in the neighborhood is an issue that carries special significance because of the need for a greater balance between active and passive recreational spaces in Fenway-Kenmore.

The fields and courts at Lee Playground are used quite heavily by residents and sports leagues. The intensity of the use is apparent in the wear on the turf and the seemingly constant activity on the courts.

Institutions such as Wheelock College, Boston University, Northeastern University, Emmanuel College, and Simmons College hold the key to additional community recreation facilities. These institutions actually use City parks and playgrounds as an extension of their campuses, putting a greater strain on already over used facilities. Indoor facilities are lacking in this area, with just one YMCA servicing the neighborhood. City discussions with governing bodies of these institutions should focus on agreements to provide access to existing indoor facilities or plans for creating new outdoor game courts and/or ballfields for

public use on land owned by these institutions. The creation of new open space or the opening of at least some of the existing facilities for use by residents would represent some real benefit to the neighborhood and to the City as a whole.

The distinction between parks and playgrounds and passive spaces is not as distinct in Fenway-Kenmore as in other neighborhoods because there are so few designated formal play areas. Passive spaces for quiet enjoyment, informal play, walking, jogging, cycling, and even gardening dominate the neighborhood open space resources.

Community issues and professional evaluations concerning these spaces can be grouped into several categories including public safety, maintenance, and design.

The Back Bay Fens extend from the Charles River outflow by Charlesgate to the Muddy River/Riverway in Jamaica Plain, dividing the neighborhood in half lengthwise. The original Olmsted design has suffered from abuse and has had to adapt to a changing neighborhood and changing park use patterns. Inconsistent maintenance in the past has resulted in deterioration. The most striking feature of the landscape is no longer the well-designed waterway and carefully selected plantings, but instead the curtain of 13- to 15-foot reeds (*phragmites communis*) that envelops and chokes the water course from the Museum reflecting pool to Charlesgate. There is some natural beauty to these towering plants, but they are not native to the region and, in addition to their disruptive effect on the water flow, they create a visual barrier.

The Fens, the Muddy River/Riverway, and Kenmore Square are areas where crime has deterred public use. This neighborhood is one of the most pedestrian-oriented sections of the City. These open spaces (as well as others such as the Christian Science Center Plaza, Evans Way, Forsythe Park, and Westland Avenue Gates) are major routes for local pedestrian traffic.

Overgrown trees and shrubs, dark monuments and towering *phragmites* obstruct views on and near pathways which are themselves poorly illuminated. The eradication of the *phragmites*, the aggressive management of trees, the spotlighting of certain monuments (such as the War Memorial), and improved lighting along pathways should help to reduce the incidence of crime in these areas and instill a greater sense of security among those who in the past have been reluctant to enter, especially after dusk. Enhanced police patrol in and around these parks should also help to dispel the general perception that these spaces are unsafe.

The design of parkland and the character of the space should respond to the surrounding environment and reflect community concerns and needs. Some adjustments to original design concepts are evident and some are less conspicuous. The area which once framed the Necklace has changed and so have attitudes towards play and transportation. Forsythe Park, Evans Way, and Westland Avenue Gates were designed as major entrances to the Fens, serving to welcome

Neighborhood Profile

Fenway/Kenmore

and guide visitors. These sites are in fair condition, requiring regular maintenance and some alterations to planting and path systems. They can again serve as entrances, but should be redesigned to take into account barriers for pedestrians crossing from these parks into the Fens. Redesign to improve and highlight access to this section of the Necklace would include the completion of a foot-bridge located near the Garden entrance to the Fens and the design of a new Longwood entrance to the Riverway.

Designed and built by one of Olmsted's most famous disciples, Arthur Shurtcliff, the Rose Garden in the Fens was one of four such gardens in the City, and the only one surviving to this day. Again cited as an intrusion into the original Olmsted design, this garden is well maintained and serves as a source of community pride. Its disruption of the original Olmstedian landscape is minimal when compared to the beauty and contrast the garden offers. Suggested improvements to the site include the installation of lights and trash receptacles, and the possibility of a new entrance to the shrubbery enclosed garden. As with any other improvement to public open space, community involvement to determine the type, direction, and scope of the project is essential.

Fenway-Kenmore may have a larger transient and therefore less stable population than other neighborhoods, but community involvement in open space issues is at least as strong as it is in other, more established residential areas. Community groups have organized around land uses or activities such as gardening, softball, and day care. Renovated under the City's grassroots recovery program, the playground at Edgerly Road is a local model for community participation. Neighborhood residents and the Fenway Community Development Corporation (CDC) have worked as partners with the City to create a new and certainly improved play area on this relatively small lot. Local residents and members of the Kenmore Association have worked with the Parks Department and MBTA for the recovery and redesign of Kenmore Square and Charlesgate West once MBTA construction on site is completed. Like the abutters to Symphony Community Park, or residents near Forsythe Park, or the Fenway Community Gardeners at the Victory Gardens in the Fens, community groups in this neighborhood have shared more in the maintenance, management, and security of their parks than any other neighborhood in the City. The Parks Department will continue to foster such partnerships to create a greater sense of a coordinated and planned open space system in the area.

Trees and shrubs cover more open space in this area than in others because of the prominence and model of the Olmsted landscape. A program of tree care to preserve these precious natural fixtures is needed, especially along busy streets where the trees serve to relieve the often oppressive urban landscape. As part of the Olmsted recovery initiative and the plan of action for the Parks Department's new administration, tree care will be addressed on a regular basis for the first time in decades.

Pruning and trimming of dead and hazardous or overly obstructive limbs is the first order of business. Guy wires used to stabilize young trees choke and restrict growth of maturing trees and should be removed, especially at Lee Playground. Tree care at Forsythe Park and Edgerly Road Playground would improve the appearance of these sites.

New plantings along street lines will commence in the fall of 1987 as a part of the City's new tree planting program. Kenmore Square and Commonwealth Avenue will benefit from the planting of new shade trees on median strips and along street lines. New plantings will also help direct pedestrian traffic and reduce the harmful effects of worn or undesignated paths in grassy areas. Parks such as Evans Way and Westland Avenue Gates would be improved as entrances to the Fens—and parks in their own right—with carefully placed trees and shrubs.

Access to parkland is an issue in this neighborhood because of limited parking facilities and the disruptive presence of several busy roadways. Most of this area's open space is within walking distance, but improved access across busy streets for wheelchairs, bicycles, and pedestrians should be examined. Traffic signals and designated foot paths could be improved to better accommodate persons entering the Fens, which because of heavy vehicular traffic has become somewhat like an island.

In the recovery of the Olmsted parks, passage along the park route has become an important issue. With the planned improvements to the water course, the possibility of reviving restricted recreational boating along the Muddy River has been discussed. A substantial engineering study is necessary of this and other options, including: the correction of the water flow from Jamaica Pond; the dredging of ponds; the removal of restrictive pond growth; and the restoration of the Sears/Kenmore link.

Transferred by the Park Commissioners to the Sears Roebuck Corporation in 1954, the Sears/Kenmore link has interrupted water flow and pedestrian traffic from the Fens to the Riverway, severing the Necklace. Recovery by the City to mend the Necklace and facilitate movement along this beautiful park system is being considered.

Another link lost to industrial development was the connection to the Charles River Embankment from the Fens, closed to many because of the complicated pattern of roads along Charlesgate and over Storow Drive. As a part of the Olmsted restoration project, the pedestrian and bicycle access system should be improved to link these very important neighborhood and regional resources.

Community Gardens

Another park use unique to this area, and suggestive of a more stable population than statistics reflect, is community gardening. Usually found on formerly vacant lots and organized by small community groups, community gardening in an urban setting in many neighborhoods is only a recent development in the wake of urban renewal projects. One such garden exists on Symphony Road. Designed and built by the BRA in cooperation with neighborhood residents, this garden is subject like other such lots to market pressures for development.

The Fenway Victory Garden, located in established parkland, is both the largest and the oldest community garden in the City. Organized as a part of the war effort in 1943 to offset the need to send food to troops overseas, more than 19 of Boston's parks including the Boston Common served as 'victory garden' sites. Only the Fenway garden has survived.

The garden is nationally known by gardeners and revered by community garden groups throughout the country as the 'grandfather' of the community gardening movement today. This 400 plot garden has an appearance which reflects the diversity of the gardeners and the unity of their resolve. This garden is well managed and maintained and available for new enrollments. Surviving over 45 years, this garden is more than an accepted variance from a typical park landscape; it is a well established community resource.

Goals and Objectives

Fenway-Kenmore's open space goals include improved maintenance and security; the establishment of new play facilities; capital improvements; programming; and improved access to and through parkland.

Maintenance and Security

- Improve trash collection, grass mowing, and the repair of park furniture throughout the neighborhood's parks and playgrounds.

Improve tree care in neighborhood parks including pruning in the Emerald Necklace, removal of guy wires at Lee Playground, and the correction of damaging erosion at Edgerly Road Playground.

Improve lighting along park paths, reduce the dark and hidden areas (especially those caused by unchecked phragmites growth); and improve park police patrols to make places such as the Fens safer for pedestrian travel.

Institute a comprehensive and well coordinated maintenance system for the Emerald Necklace and contributing park entrances.

Neighborhood Profile

Fenway/Kenmore

Establishment of New Play Facilities

Given the age of the population and the shortage of adequate game courts and ball fields in the area, investigate land for the establishment of a new multi-purpose playground. Focus on the area between Commonwealth Avenue and Boylston Streets.

Capital Improvements

Continue working with community groups to best determine the nature, location, and scope of capital improvements to public open space.

Through the Olmsted Historic Preservation Program, work to restore the landscape to a functional level. Planners should keep in mind the importance of the balance between restoring the original design as built and recognizing the importance of facilities and activities added since.

Programming

Continue and expand the cooperation with the MDC to include system-wide recreation planning and educational programming.

Encourage the continued dialogue between community residents and organizers of sports leagues to minimize the disruption and conflict resulting from organized sports play.

Improved Access

Recover and expand the access points to the Fens, especially through existing parkland such as Evans Way, Forsythe Park, and Westland Avenue Gates.

Continue with efforts to make these public spaces more accessible to the physically impaired.

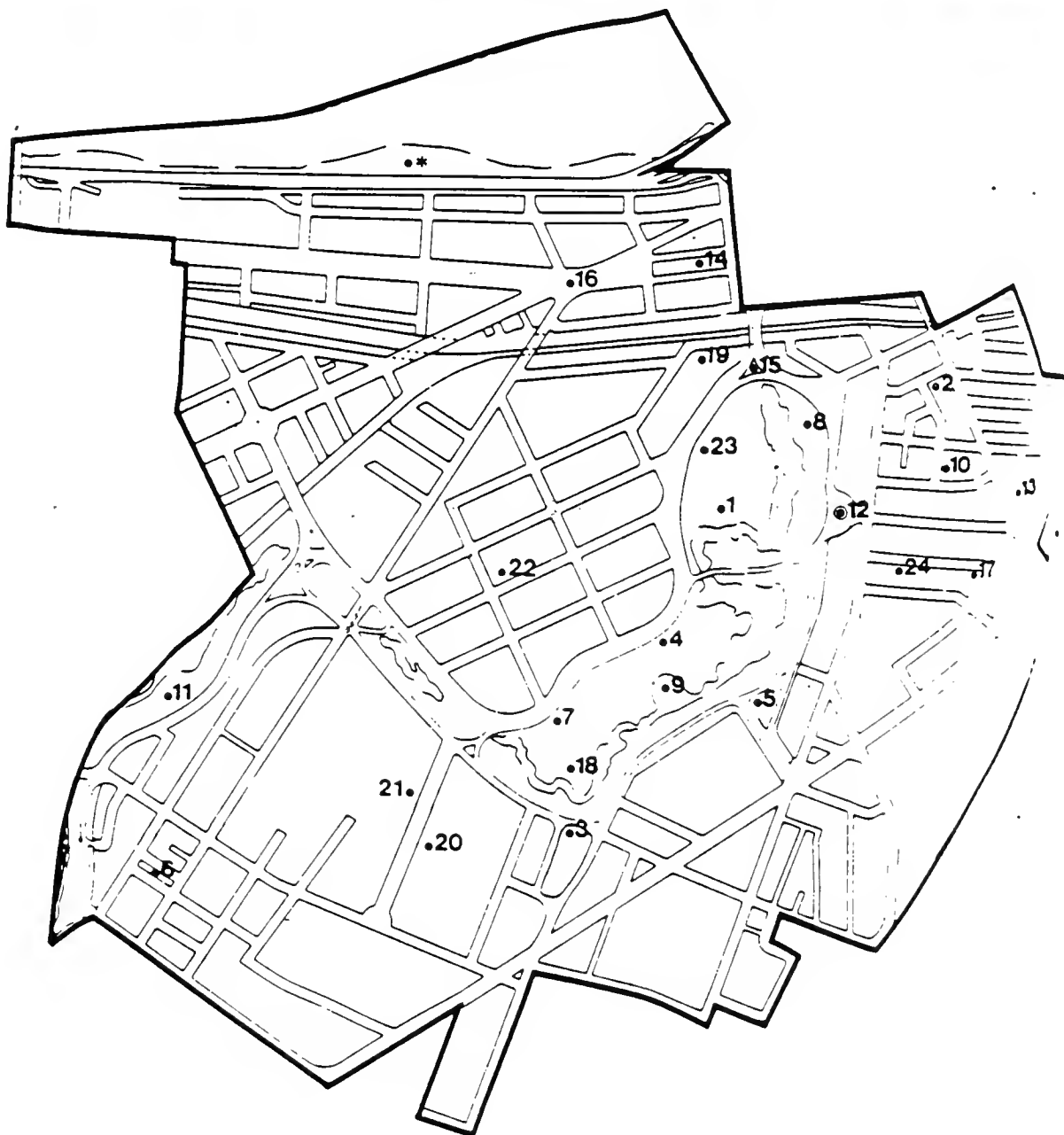
Neighborhood: Fenway/Kenmore

Map of Neighborhood's Open Space



Neighborhood

Map Key



Parks

- 1 Back Bay Fens
- 2 Edgerly Road Playground
- 3 Evans Way Park
- 4 Fens Rose Garden
- 5 Forsythe Park
- 6 Joslin Park
- 7 Lee Playground
- 8 Mother's Rest
- 9 Muddy River to the Fens
- 10 Symphony (Morville)
Community Park
- 11 Riverway
- 12 Westland Avenue Gates

- 21 English High
- 22 Milmore

Urban Gardens

- 23 Richard Parker Memorial
Victory Gardens
- 24 Symphony Road Garden

Parks (other jurisdictions)

- Charles River Embankment
- 13 Christian Science Plaza

Squares

- 14 Charlesgate West
- 15 Gaston Square
- 16 Kenmore Square
- 17 St. Stephen Square

Recreation Centers

- 18 Back Bay Fens Field
House

School Playgrounds

- 19 Boston Latin Academy
- 20 Boston Latin School

Neighborhood: Fenway / Kenmore

Inventory

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities (For legend see page 21)
Parks						
1	Back Bay Fens	Beacon St. to Brookline Ave.	113.19	H-1	Parks	Pathways; river; passive green space
2	Edgerly Road Playground	Edgerly Road & Haviland Street	0.11	H-3	Parks	BBC; PA; sl; timber; df; b-b
3	Evans Way Park	Evans Way & Fenway	1.95	H-2	Parks	L*; b-13; df; tr-5; passive green space
4	Fens Rose Garden	In the Fens (Park Dr. nr Yawkey way)	*	H-1	Parks	Pathways; flowers; f
5	Forsythe Park	Forsythe Way & Fenway	0.99	H-3	Parks	M; L*; b; passive green space
6	Joslin Park	Joslin & Deaconess Roads	0.31	H-1	Parks	L*; b-11; flg; tr; passive green space
7	Lee Playground	Park Drive (in the Fens)	5	H-1	Parks	BBC-2; BBF; SBF; SF; T; M-2; L*; b-10; bl; df; tr-3
8	Mother's Rest	On the Fenway (near Muddy River)	.80	H-1	Parks	PA; sl; b; passive green space
9	Muddy River to the Fens	On Muddy River (parallel to Fenway)	*	H-1	Parks	River embankment; passive green space; paths; L*; b-12
10	Symphony (Morville) Community Park	Btwn Burbank & Norway Sts. along Edgerly Rd.	0.5	H-3	BRA	P.A.; Community Garden
11	Riverway	Brookline to Huntington Aves.	28.22	H-1	Parks	River embankment; river; passive green space; b-11
12	Westland Avenue Gates	Westland Ave. & Fenway (in the Fens)	0.03	H-1	Parks	b-8; f; tr-4; M
Parks (Other Jurisdictions)						
*	Charles River Embankment	Soldiers Field Rd. & Storrow Drive	104.3	H-1	MDC	PA; bike path
13	Christian Science Plaza	Massachusetts & Huntington Avenues	*	B-2	Private	Reflecting pool; paved area; L*; Green Strip; planing

Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
Charlesgate West	Charlesgate West & Comm. Ave.	1.07	H-3-65	Parks	M;b;f;t-2;currently under renovation
Gaston Square	Charlesgate West & Boylston St.	*	B-2	Parks	Passive green space
Kenmore Square	Comm Ave. & Beacon St.	0.13	B-4	Parks	Traffic intersection;MBTA bus & Trolley terminal
St. Stephen Square	St. Stephen Street & Symphony Road	0.002	H-3	Parks	b;small seating area; green strip
Centers					
Back Bay Fens Field House	In Lee Playground (Back Bay Fens)	N/A	H-2	City	(rr;offices;conference rms; counseling;education; function rms)
Playgrounds					
Boston Latin Academy	174 Ipswich Street	0.07	B-2	Fed. Gov.	(7-12);partially paved lot
Boston Latin School	Ave. Louis Pasteur	4.2	H-3	Schools	(7-12);partially paved lot;BBC
English High	Ave. Louis Pasteur	1.8	H-2	Schools	(9-12);partially paved lot;BBC
Milmore	Peterborough & Kilmarnock Sts.	0.8	H-2	Schools	(6-8);partially paved lot
Gardens					
Richard Parker Memorial Fishery Gardens	Back Bay Fens(NW section)	32.13	H-1	City	Vegetables;b;trellis;f; flowers;wf;paths
Symphony Road Garden	Symphony Road	0.31	H-3	BRA	Vegetables;b-2;trellis;f; flowers;PA;timb

Neighborhood Profile

Jamaica Plain

corridor and surveillance into the parkway. At the same time, the increase in traffic along Lawndale Terrace, Lamartine, Amory, Everett and Call streets has created access problems which should be addressed.

Jamaica Plain has several urban wild sites, most of which are privately owned. The neighborhood's 160 acres of woodland, meadows, and undevelopable rock slopes constitute an under-appreciated resource which should be preserved.

The urban wilds in Jamaica Plain are suitable for a conservation education or interpretive trails program in which the sites are introduced to the general public through the development of planned trails. The trails would help to engender a greater sense of appreciation for these wild reserves without disturbing the character of the sites.

Jamaica Plain contains a diverse variety of community gardens ranging from the Southwest Corridor Community Farm, with its educational programs and greenhouse, to the bountiful gardens at Bromley-Heath, to the smaller gardens on former vacant lots, and the new garden plots provided by the Southwest Corridor Project.

The new garden plots on the Southwest Corridor have stimulated a demand for community gardening which grows beyond the available space. There are several small lots in both Hyde Square and the area between the Southwest Corridor and Washington Street, some of which are City-owned. These should be examined to determine what land use, including community gardens, is most appropriate for the space. A recent report by the Jamaica Plain Community Planning Coalition, which developed guidelines for the promotion of community gardens in conjunction with residential and commercial development, concluded that the preservation of open space and the development of housing in the neighborhood are not in conflict.

Goals and Objectives

Jamaica Plain is a unique area, diverse in topography, housing, population, and open space. Future objectives for the improvements of the area's open space include maintenance and security, capital improvements, programming, and acquisition.

Maintenance and Security

Improve lot lots and play areas for small children by removing hazardous equipment and unnecessary pavement. The Mozart, Mission Hill, Beecher Street, and Pine Bank play areas are priorities.

Institute a turf maintenance program to repair and revitalize sports fields at Pine Bank, Daisey Field (Olmsted Park), and Mission Hill Playground.

Improve lighting and enhance street views into parks and playgrounds to curb the vandalism which has plagued Gibbons, Brewer-Burroughs, Murphy, and Rossmore-Stedman play areas.

Remove unnecessary barriers to entrances at parks and playgrounds including a redesign of the entrances at Jefferson and McLaughlin playgrounds; and the redesign of Murphy Playground's uninviting entrance. This includes making all public parks and playgrounds accessible to the physically impaired.

Continue to encourage community participation in the maintenance and management of neighborhood open space. Using the Beecher Street Park Partners Program as a local model, support community efforts to recover and maintain open space.

Institute a program of regular tree care, pruning and removing dead or damaged limbs especially along the Jamaica Plain portion of the Emerald Necklace, and in playgrounds such as Beecher Street.

Capital Improvements

The redesign and replacement of tot lots and play equipment should be the focus of capital improvements, given the substantial percentage of the population under 14 years and the heavy use and deteriorating condition of the neighborhood play areas. Among those requiring attention are the play areas at Beecher Street, Brewer-Burroughs, Mission Hill, Mozart Street, and in the South Street housing development.

Install vehicle barrier gates or bollards at the entrance points to playgrounds such as Jefferson and Mission Hill to abate the damage caused by unauthorized vehicles invading and damaging park turf and equipment.

Remove unnecessary pavement and replace it with sand, grass or other suitable soft surfaces at Rossmore-Stedman and South Street Mall.

Repair retaining walls (Murphy) and roadways (McLaughlin), and plant tree or hedge screens at Jefferson and Mission Hill playgrounds to improve the appearance of parks and playgrounds.

Programming

Encourage the establishment of more Park Partners to share the maintenance and management responsibilities for public spaces. Target spaces which are currently under-utilized, such as the South Street Mall.

Neighborhood Profile

Jamaica Plain

Encourage the extension of classroom and institutional programs to the parks, gardens, and urban wilds. Sites which are ideal for educational or interpretive programs include: McLaughlin, Pine Bank, Olmsted Park, Murphy (Agassiz School), Mission Hill (Tobin School) playgrounds, and urban wilds such as Hellenic Hill and Nazareth.

Acquisition

Investigate the reason for the apparent abandonment of the former site of Johnson Playground and consider recovery of the site for community use.

Determine the best location of easements to create new entrances to Jefferson and Mission Hill playgrounds.

Work with community groups to determine the best site for the development of additional community gardens in the housing developments in the Washington Street and Hyde Square areas.

Consider alternative land use controls such as outright purchase, cooperative agreement, or establishment of an open space zone to institute conservation restrictions on many of the area's urban wild sites.

Neighborhood: Jamaica Plain

Map of Neighborhood's Open Space



Arts/Playgrounds

Arborway
Beecher Street Play Area
Brewer/Burroughs Tot Lot
Bromley-Heath Play-
ground
Gibbons Playground
Horan Way Play Area
Jamaica Pond
Jefferson Playground
McLaughlin Playground
Mission Hill Playground
Mozart Street Playground
Murphy Playground
Olmsted Park
Paul Gore Street
Pinebank Play Area
Riverway
Roxmore/Stedman Park
South Street Mall

29 Fuller
30 Jamaica Plain High
School
31 Kennedy
32 Manning
33 Mendell
34 Roosevelt
35) Tobin

55 Parker Hilltop
56 Rock Hill
57 Sheridan Hillside
58 Williams Street

Community Schools

36 Agassiz Community
School
37 Hennigan Community
School
38 Jamaica Plain Community
School

Urban Gardens

59 Bromley - Heath
60 Mission Community
Garden
61 Paul Gore/Beecher Street
62 #60 Paul Gore Street
Garden
63 South Street BHA
Gardens
64 Southwest Corridor
Community Farm

Recreation Centers

39 Curtis Hall
40 R.J. Kelley Rink
41 Mission Extension
Recreation Center

Urban Wilds

42 Allegheny Street I
43 Allegheny Street II
44 "Back of the Hill"
45 Chapman
46 Cranston Street
47 Daughters of St. Paul
48 Harvard Quarry
49 Hellenic Hill
50 Judge Street
51 Lawrence Farm
52 Nazareth
53 Nira Avenue Rock
54 Oakview Terrace

Parks (other jurisdictions)

Arnold Arboretum
Johnson Playground
Southwest Corridor Park

Parks & Malls

Hanlon Square
Heath Square
Mahoney Square
Oakview Terrace
Soldiers' Monument

Small Playgrounds

Curley
Farragut

Neighborhood: Jamaica Plain

Inventory

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities (For legend see pages 21 to 22)
Parks						
1	Arborway	Prince St. to Franklin Park	17.39	S-3	Parks	Passive green space; (traffic median)
2	Beecher Street Play Area	Beecher, Gore, & St. Peters Streets	0.18	R-8	Parks	Undeveloped parkland; community gardens; BBQ; b-2; tb
3	Brewer/Burroughs Tot Lot	Brewer & Burroughs Streets	0.97	R-5	Parks	b-9; PA; tr-1; sb; timb; sl; tw
4	Bromley-Heath Playground	Larmartine Street brwn Centre & Heath Streets	*	R-8	BHA	*
5	Gibbons Playground	Sewall Street & Dell Avenue	0.1	L-1	Parks	sl; b-5; timb
6	Horan Way Play Area	Horan Way	0.4	R-8	BHA	PA; sw; sl
7	Jamaica Pond	Jamaicaway, Prince, & Perkins Sts.	*	S-3	Parks	Passive green space; paved paths; M-2; L*; f; b-49
8	Jefferson Playground	Heath, Crawford, & Floyd Streets	1.1	R-8	Parks	BBF; sw; sl; BBC-2; PA; L*; b-2; tb-2
9	McLaughlin Playground	Parker Hill & Fisher Avenues	11.54	R-8	Parks	SBF; LLF-2; BBC-2; L*; sl; timb; bar; b-8; df-1; bl; scr; clb
10	Mission Hill Playground	Tremont & Smith Streets	2.75	H-1	Parks	LLF; PA; tr-2; timb; bar; b-33; df; tb-7; bl-2; clb; bar
11	Mozart Street Playground	Centre & Mozart Streets	0.81	R-8	Parks	PA; L*; BBC; HB; b-17; df; tr-10; bl; sw; sl; clb; bar
12	Murphy Playground	Carolina Avenue & South Street	3.17	L-1	Parks	BBF; SBF; LLF; BBC-2; L*; b-25; tb-2; tr-3; bl
13	Olmsted Park	Jamaicaway & Chestnut Street	180	S-3	Parks	BBF; L*
14	Paul Gore Street	Paul Gore Street & Paul Gore Terr.	0.74	R-8	Parks	Undeveloped parkland; community gardens; b-2; tb

Neighborhood: Jamaica Plain

Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
Pinebank Play Area	Jamaicaway & Willow Pond Road	*	S-3	Parks	SBF-2;L*;b-2;bl-2;df;tr-3
Riverway	Brookline Avenue to Huntington Avenue	28.22	H-1	Parks	Paved path;passive green space;L*;b-28
Rossmore/Stedman Park	Rossmore & Stedman Streets	0.08	R-8	Parks	b-4;tb;tr
South Street Mall	South Street & Carolina Avenue	0.44	L-1	Parks	TC-2;L*;b-15;df-1;tb-2; tr;timb;sl
Over jurisdictions)					
Arnold Arboretum	Centre St. & Arborway Ave.	265	S-3	Parks/ Harvard	Horticultural Center; nature walks
Johnson Playground	Green & Lamartine Streets	1.5	L-1	MDC	BBC;SHC;TC-20
Southwest Corridor Park	Jamaica Plain, Roxbury, & S. End	52	-	MBTA/ MDC	Tot Lous-20;BBC;SHC; TC-16;Bikepaths-5.7 miles;Comm. gardens-10 acres(95 plots)
Parks & Malls					
Hendon Square	Huntington Avenue, Tremont & Francis Sts.	0.04	B-1	Parks	M;L*;b-6;tr-1;flg;df
Heath Square	Old Heath, New Heath & Parker Street Sts.	0.06	R-8	Parks	Green space;traffic divider
Mahoney Square	Centre & Perkins Streets	0.07	R-5	Parks	L*;M;flg
Oakview Terrace	Off 424 Centre Street & Oakview Terrace	0.12	R-8	Parks	Rock outcropping; passive green space
Soldiers' Monument	South & Centre Streets	0.13	R-8	Parks	M-2;L*;flg;green space

Neighborhood: Jamaica Plain

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
School Playgrounds						
27	Curley	Pershing Rd. & Centre Street	3.04	L-5	Schools	(K-5);(G);paved playground
28	Farragut	10 Fenwood Road	0.36	H-1	Schools	(K-5);paved playground
29	Fuller	25 Glen Road	0.44	R-8	Schools	(K-5);paved playground
30	Jamaica Plain High School	Brwn. Elm & Andrew Streets	5.21	R-5	Schools	(9-12);(G);passive green space;practice field
31	Kennedy	Bolster & Mozart Sts.	1.09	R-8	Schools	(K-5);partially paved playground
32	Manning	Louders Lane & Cabin Road	1.6	S-3	Schools	(K-5);paved playground;BBC
33	Mendell	164 School Street	0.56	R-8	Schools	(K-5);partially paved playground
34	Roosevelt	61 School & Dixwell Streets	1.06	R-8	Schools	(6-8);partially paved playground
35	Tobin	40 Smith Street	0.38	H-1	Schools	(K-5);partially paved playground
Community Schools						
36	Agassiz Community School	20 Child Street	1.43	L-1	Schools/ Comm. Schools	(Counseling;Day Care; Senior Center;Education; Gym)
37	Hennigan Community School	200 Heath St. & Day St.	3.52	R-8	Schools/ Comm. Schools	(Counseling;Day Care; Education;Open Gym; BBC;Pool)
38	Jamaica Plain Community School	Williams Street	0.6	R-8	Schools/ Comm. Schools	(Day Care;Education; Open Gym;BBC)

Neighborhood: Jamaica Plain

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
Recreation Centers						
9	Curus Hall	20 South & Sedgwick Streets	N/A	R-8	Real Prop/ Comm. Schools	(Senior Center; Day Care; BBC; Pool; Gym)
6	R.J. Kelley Rink	Jamaica Way & Willow Pond Road	N/A	S-3	MDC	Skating; hockey rink
4	Mission Extension Recreation Center	68 Annunciation Road, Prentiss, & Parker Sts.	N/A	H-1	BHA/ Comm. Schools	(Open Gym; BBC; Day Care)
Urban Wilds						
6	Alleghany Street I	Alleghany, Alphonsus, & Pontiac Sts.	0.2	H-2	Private	Passive green space; rock outcropping
6	Alleghany Street II	Alleghany & Pontiac Sts., & Delle Ave.	0.97	H-2	Private	Woodland; rock outcropping
6	"Back of the Hill"	Colburn St.	8.0	L-1/ H-2	Private	Passive green space; sloping fields
6	Chapman	61-65 Rockwood St.	12.3	S-3	Private	Woodland
6	Cranston Street	Opposite 3 Cranston St.	0.2	R-8	City	Sloped hillside; passive green space
6	Daughters of St. Paul	Moss Hill Rd. & Louders Lane	11.62	S-3	Private	Pond; hillside
6	Harvard Quarry	St. Alphonsus & Alleghany Sts.	6.59	L-1/ H-2	Private	Passive green space; rock outcropping
6	Holmes Hill	Perkins & Prince Sts.	35.6	S-3	Private	Hill; woodland; meadow; wildlife habitat
6	Judge Street	Calumet & Judge Sts., & Parker Hill Ave.	0.44	R-8	Private	Sloping meadow
6	Lawrence Farm	Allandale St.	25.88	S-3	Private	Woodland; meadow

Boston

Raymond L. Flynn, Mayor

MEMORANDUM

TO: Shirley Morrishead

FROM: Justine Liff, Director
Planning and Development Unit *jl*

DATE: January 29, 1992

RE: Open Space Plan for Boston -- Draft Release

Thanks for all your
comments and those
from your staff
Please call if you find
additional issues.

Please find attached a copy of the full draft of the City of Boston's Open Space Plan for Boston. We wish to acknowledge the assistance and support that you and your agency or organization has provided us in this process. We also acknowledge the support of the Boston Foundation during this planning process, and the funding they will provide for its final publication. The help of the Boston GreenSpace Alliance has been invaluable as well.

We have incorporated to the extent possible your comments and recommendations on the preliminary draft. As you now have a full draft available, we look forward to any additional comments and recommendations you may have. Should you have questions, you can reach me or your usual staff contact, shown below, at 725-4505.

Maura Connolly	ext. 6517
Aldo Ghirin - <i>open space</i>	ext. 6515
Vineet Gupta	ext. 6518
Katherine Kottaridis	ext. 6516
Ellen Lipsey - <i>historic parks</i>	ext. 6512

We request receipt of comments on or before February 28, 1992. All written comments should be addressed to the Planning and Development Unit, Attention: Aldo Ghirin. We look forward to your contribution to this effort, which will culminate in a final publication in the spring.

Lawrence A. Dwyer/Commissioner/Parks and Recreation Department/1010 Mass Ave Boston, MA 02111



THE FENWAY / KENMORE NEIGHBORHOOD

HISTORY

The Fenway and Kenmore communities date from approximately a century ago, created on the last land to be filled for neighborhood growth in Boston. In the latter half of the 1800s the tidal areas at the confluence of the Muddy River and Charles River consisted of swamps and mudflats which had become a sanitary concern due to the city's tremendous growth.

Frederick Law Olmsted simultaneously solved a major drainage / sewage problem and created a park system for the city, now known as the Emerald Necklace. Tidal gates were installed for the Muddy River and Stoney Brook, a sewerage interceptor was built below the Fens Basin and the surrounding land was reshaped to create parkland. Park and streetcar development stimulated the westward expansion of Boston proper. The Fens parkland divided the area: Kenmore developed to the north and west; Fenway and the Longwood Medical Area developed to the south and east.

SUB-NEIGHBORHOOD PROFILES

The neighborhood includes three distinct geographic areas:

Kenmore: The western sector of the neighborhood is bordered by Beacon Street, the Town of Brookline, the Allston-Brighton community, the Charles River and the Muddy River. Kenmore Square developed with fine hotels, shops and professional offices flanking the streetcar tracks. Close to the river on Bay State Road, townhouses were built for affluent families. The Audobon Circle area had large apartment buildings along Beacon Street and the streetcar line. West of Kenmore Square, Commonwealth Avenue was slow to develop. Temple Adath Israel stood virtually alone following the turn of the century. Automobile showrooms lined Commonwealth Avenue starting in the teens. Boston University purchased the last unbuilt tract of land in 1920 and raised the residential height limit, but did not begin to build the campus for another twenty years. Many extant buildings, including car showrooms, have been converted to either campus or support facilities. The Back Bay West/Bay State Road Historic District affords protection by the city as does the Landmark designation for Commonwealth Avenue Mall.

Public open space is limited to the Charles River embankment, Commonwealth Avenue Mall and Audobon Circle. Some additional open space is provided by Boston University, most visibly with the Marsh Chapel plaza, connections between buildings from the river embankment to Commonwealth Avenue, and by Nickerson Field.

Fenway: This central part of the community area is located between the Fens, Audobon Circle, the Longwood Medical Area, and Mission Hill. Brownstone and brick residences typify the Symphony and Ruggles areas, apartment blocks identify the streetscape along the Fenway parkway. The Peterborough and Audobon Circle areas have large apartment buildings. Institutions including the Christian Science Center, the Massachusetts Historical Society, Symphony Hall, the Boston Medical Society, Horticultural Hall, the New England Conservatory of Music, Simmons College and the Isabella Stewart Gardner house were built in the 1890s and early 1900s.

Open space is dominated by the 78-acre Fens parkland, although there are some vest pocket parks and squares. The Back Bay Fens is a designated city Landmark.

Longwood Medical Area: Within the larger neighborhood, LMA comprises the southern sector, bounded by the Emerald Necklace, the Fenway community and the Mission Hill neighborhood. Overall LMA reads as a large institutional campus presence, which has been developing since the turn of the century. Notable facilities in LMA include Harvard Medical School, several major Boston-area hospitals and medical institutions, five schools including three colleges, and Temple Israel. It employs 35,000 people. There is a residential community as well, mostly comprised of employees and students.

Open space is dominated by the southern Fens and the northern Riverway parklands. Smaller open spaces exist alongside and in between buildings. Jurisdiction regarding open space is merged between institutions, public and private entities to create a unified system with maximum public access which is coordinated through the efforts of MASCO, the Medical Area Service Corp.

DEMOGRAPHICS / HOUSING

Density is high in the Fenway/Kenmore area as in all central Boston neighborhoods. Approximately 40% of the population lives in group quarters including college dormitories, this is 1/3 of Boston's total group quarters population. With so many students, 43% of the population is aged 15-24 years; the median age of 24.7 years is the lowest for any Boston neighborhood. Another 30% of the residents are age 25-34; there are relatively few children, middle-age or elderly residents. The high student population plays into the low median income of \$16,300 (in 1985) compared to a city-wide median of \$19,250 and low stability, 2/3 of the residents have lived in their dwelling place for less than two years. The mix of the area's population in terms of ethnicity and origins is 52% white, 15% African American, 8% Latino, and 25% Asian.

Fenway/Kenmore had almost 13,000 housing units in 1985 and by that year condominiums comprised 20% of the area's housing units. However, dormitories and rentals push owner occupancy way down to 1% of the area's units. Assistance through federal and or state programs provides subsidies for 11% of the units.

OPEN SPACE SYSTEM TODAY

Like Back Bay/Beacon Hill, this area has very few neighborhood parks and playgrounds. As noted above, most of its parklands and recreational facilities are located along the Charles River Esplanade (MDC), or within the Emerald Necklace Parks of Commonwealth Avenue Mall, the Fens, and the Riverway. There are some smaller parks in the Fenway and the Longwood Medical Area.

EQUITY AND INVESTMENT

Fenway/Kenmore has 3.51 acres of open space for each 1,000 residents compared to 5.55 acres city-wide. Put another way, in this neighborhood 3.5% of Boston's public open space serves 5.6% of the city's population. To increase the amount of open space the future must include private participation. In one case this will return the former Sears parking lot to the city-owned Emerald Necklace park system. It can also include public access to college and other institutional facilities.

In the past five years various agencies have contributed to capital improvements for public parks for a total of \$1,086,949. City funds were provided through the Capital Plan and the Trust Office. Other agencies which contributed included the MBTA for Kenmore Square and the State Department of Environmental Management for the Back Bay Fens. See Table 1, below.

TABLE 1

BOSTON PARKS AND RECREATION/CITY CAPITAL INVESTMENTS IN FENWAY/KENMORE 1987-1991

<u>PARK</u>	<u>INVESTMENT</u>
Commonwealth Av. Mall	\$ 380,000
Johnson Memorial Gates	30,000
Westland Avenue Triangle	145,000
Back Bay Fens	<u>1,561,949</u>
Total	\$2,116,949

ASSESSMENT BY SUB-NEIGHBORHOODS

Kenmore: Commonwealth Avenue and Audobon Circle provide important visual relief. Beacon Street will benefit from improved landscape design and care around Audobon Circle. The Kenmore Square end of Commonwealth Avenue Mall must continue to be maintained to a high level through the combined efforts of the city and the MBTA. Extraordinary care, with the combined efforts of MDC, the city and community must also continue to meet the needs of the very heavily used Charles River Reservation. Boston University can mitigate the burden it places on the area's existing public parkland by offering maintenance assistance and also by providing general community access to its own recreational facilities.

Fenway: This part of this community has access to one of the city's premier parks, the Back Bay Fens. However, city jurisdiction must equitably manage competing uses and assure that maintenance can address the wear caused by heavy use. Broad based public/private capital investments will be needed to continue to make improvements in the Fens. Community / institutional joint ventures must provide additional open space facilities such as public tot lots and recreational facilities within housing developments.

Longwood Medical Area: MASCO's presence here and strong open space planning efforts will continue to be essential. The city will participate to develop and maintain a connected open space system and a greener "campus" environment. This includes a focus on parks, squares, plazas and street trees. The cooperation of MASCO, the city, MDC and the community on an ongoing basis will also assure continued implementation of improvements in Olmsted Park and the Riverway in accordance with the Emerald Necklace Master Plan.

THE NEXT FIVE YEARS

To mitigate pressures and stresses from high use, the Fenway/Kenmore area needs to maximize its protection and care of its precious existing facilities. The community must supplement overuse and competing use of the public parks with access to institutional and private facilities since the availability of land for additional open space use appears very unlikely in the foreseeable future.

1890s. Also in the 1890s, apartment blocks were built along Tremont Street, Huntington Avenue was lined with brick bowfront apartments. In the early 20th century, two-family houses filled in vacant areas. Neighborhood fabric generally retains cohesive Victorian and Edwardian feeling, although public housing and high-rise apartments were added during and after WWII. Most of the back of Mission Hill has 1980s housing which echoes the scale of the South Huntington Avenue rowhouses.

Mission Hill today is culturally very diversified. The longstanding Irish population has been joined by a sizable Hispanic community. Many other groups contribute to the neighborhood including Italians, African Americans and Asians. Mission Hill has families with children, young professionals, an elderly population, students, and hospital workers.

OPEN SPACE SYSTEM TODAY

The green space woven into the fabric of the neighborhood, largely in the form of privately and institutionally owned land, is a distinctive and important attribute of Mission Hill. Urban Wilds constitute 15.6 acres of which only 3.4 acres are protected to assure their preservation and continued public access. City playgrounds total 14.4 acres. There are concerns regarding non-publicly owned land which is unprotected from development. In the 1980s housing took 8 acres on the back of Mission Hill. Due to housing needs, other residential developments are proposed. There is additional concern regarding future institutional expansion.

There are two sizable neighborhood parks, McLaughlin, Sheehy (a.k.a. Mission Hill or Smith), and a small playground, Gibbons (a.k.a. Delle Av.). On its western edge the neighborhood is bordered by the Emerald Necklace, specifically Leverett Pond in Olmsted Park and the passive, narrow southern end of the Riverway. The Necklace parks are not easy to reach from Mission Hill due to the intervening, heavily travelled parkway.

EQUITY AND INVESTMENT

Mission Hill's residents comprise % of Boston's total population and have in their community % of the city's open space, counting neighborhood parks and Emerald Necklace parks. Improved access to the Emerald Necklace is important. Access to and protection of the Urban Wilds and institutional open space can add significantly to community open space resources.

Under the City of Boston Capital Plan of 1986-91, two out of three neighborhood parks in Mission Hill received improvement for a total of \$ 382,000 (Table 1). The Browne Fund, managed by the City of Boston Trust Office, has granted \$25,000 for the redesign of Sheehy (besides the newly reburbished tot lot) and \$ 4,500 to design a reading circle for the refurbished McLaughlin tot lot. The Massachusetts Department of Environmental Management contributed \$ 305,594 for the bikepath plus the Daisy Field parking lot (at Netherlands Road). New England Baptist Hospital complimented the refurbishing of McLaughlin by returning a paved parking lot to parkland and by assisting with the ongoing maintenance of that park.

TABLE 1

BOSTON PARKS AND RECREATION DEPARTMENT CAPITAL INVESTMENTS IN MISSION HILL 1987-1991	
PARK	INVESTMENT
McLaughlin	
Sheehy (Mission Hill, Smith)	\$ 342,000
	40,000
TOTAL	\$ 382,000

ASSESSMENT

The three neighborhood parks provide a variety of active and passive recreation facilities. Of the three, McLaughlin is in very good condition except for the passive area and Sheehy will be rehabilitated by the Browne Fund with the exception of its ball field. City capital funds will be explored for the passive part of McLaughlin, the ball fields at Sheehy, and for much needed improvements at Gibbons. Rehabilitation efforts will continue for the Emerald Necklace.

Connections between open space properties exist due largely to the Urban Wilds and to other non-public lands. The greatest challenge is protection of non-publicly owned open space.

THE NEXT FIVE YEARS

There are opportunities for combined efforts between the city and community groups and with institutions to provide additional protection of open space. Additional partnerships between public agencies, community groups, institutions and others shall assure increased programming and maintenance of existing parkland.

OPPORTUNITIES

Rehabilitate and maintain the wooded slope of McLaughlin playground, addressing access for the disabled as well as protection of the design of this historic landscape.

Use the New England Baptist Hospital maintenance agreement for McLaughlin Playground as a model to foster other cooperative agreements with institutions.

Create partnerships to encourage continued public access and recreational use of institutional open space including the Urban Wilds. Provide technical assistance for the design of development which protects or enhances open space resources.

As stated in the Emerald Necklace Master Plan, continue to implement projects to restore Olmsted Park and the Riverway, focusing on improved community access, awareness, and woodland management. Continue to support clean-up of the Muddy River.

Coordinate development of a plan for protection and enhancement of open space in Mission Hill (see below).

COMMUNITY PRIORITIES

To rehabilitate the wooded part of McLaughlin Playground: repair the three sets of steps from Fisher Avenue. Clear the paths at the top. Establish a year-round maintenance plan, although the Boston Youth Clean-up Corps made a good start. Explore a City Year project here. Friends of McLaughlin, interested in the history and preservation of the wooded area, may pursue a Browne Fund grant.

Active parts of McLaughlin: Pathways need attention. The gate for the Little League field and the bubblers need to be checked. Explore need for restroom or field house facilities.

Foster park programming at McLaughlin. The Friends of McLaughlin may expand their Park Partnership to include events and programming activities.

Explore interest expressed in creating a community garden and tot on a 747 designated parcel in the 780 block of Parker Street. (Note: tot lot now being developed at Terrace Street and Allegheny Street). Alternatively, develop an interim solution via the Adopt-a-Lot Program under direction of the Mayor's Office of Neighborhood Services and the Clearing House of the Real Property Department.

Complete in a timely fashion the Browne Fund project for the rehabilitation of Sheehy Playground. Provide additional community review before the design is finalized. Implement softball field rehabilitation.

Integrate the community gardens adjacent to the Tobin Community School into school programs.

Rehabilitate Gibbons (Delle Avenue) Playground.

Develop a neighborhood open space plan to focus on the vacant parcels which help define Mission Hill's character. City and community will conduct an open space inventory, develop a plan and pursue options for protection. Public Facilities maps may provide a good starting point for the inventory.

Support Boston Natural Area Fund efforts to protect the Urban Wilds. Seek BNAF participation in open space planning efforts.

Remind other city agencies, such as Zoning Board of Appeals and the Building Department, of the process regarding Parks Commission review for proposed development within 100 feet of existing parkland.

Two of Jamaica Plain's original 18 Wilds have been lost completely. A third Wild, Back of the Hill, has been lost in part and protected in part. A fourth, Williams Street, is partly lost and partly unprotected. All the other Wilds are unprotected. Of the unprotected Wilds today, 12 are intact. The surviving portion of Williams Street and the Allegheny II Wild are degraded, as is Hellenic Hill because of a 10-acre loss.

Protected, accessible Wilds in Jamaica Plain: Back of the Hill slope



4 Parker Hilltop

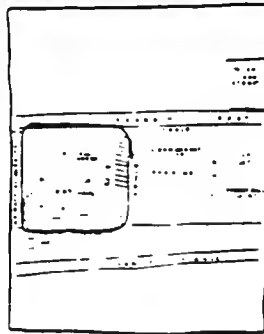
Location: Hilltop Avenue, between a parking lot and New England Baptist Hospital.

Size: 4 acres

Owner: New England Baptist Hospital

The meadow is the filled-in site of a 19th-century contagious hospital. It has an inspiring view of the city. On a crystal clear day one can see the Kennedy Library and the harbor islands as well as the Atlantic. Closer to home, the standpipe at Fort Hill seems close enough to touch, while the brick slabs of the Shattuck Hospital jut out of the thick tree line of Franklin Park. The Blue Hill Range runs along the southwest horizon. To the northeast are the rooftops of Boston.

Parker Hilltop is about 200 feet above the lowlands of the Stony Brook Valley. It is the highest of five terraces that are the remnants of the Parker Hill Reservoir. Three terraces are in the McLaughlin neighborhood. The fourth, just below the Hilltop, has been allowed by the city to be used for parking by the hospital. The meadow itself has a huge American barberry bush near the locust trees on its southwest side. Multiflora roses reach out over the tall and thick tansy and ragweed, making a real effort to walk through in summer.



00-15 Oakview Terrace

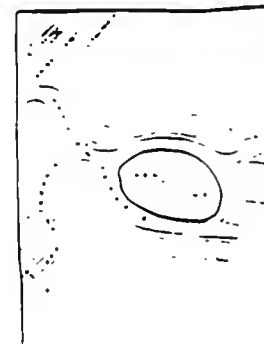
Location: Oakview Terrace off Centre Street

Size: 0.4 acre

Owner: private

This is a circle around which is the residential cul-de-sac of Oakview Terrace. This is the crest of the hill where a small bit of the conglomerate rock beneath peaks out through the grasses of the circle. Nearby are houses built between 1890 and 1914.

Crab apple, black cherry and glossy hawthorn make it colorful in spring, and junipers add color in winter. The dominant shade tree is red maple.



Allegheny II

Pontiac Street at end of Allegheny Street, off Parker Hill Street.

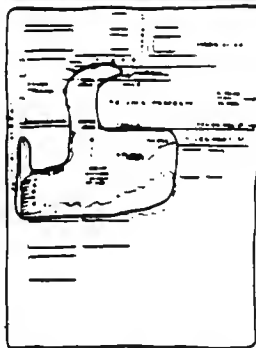
0.2 acre

Proton Society of Redemptorist Fathers

A 10-foot-high ledge of puddingstone that mirrors its smaller cross Pontiac Street, the Allegheny I Urban Wild.

When the Urban Wilds were designated, a parking lot has been put at the end of this Wild in a cavity made when this was part of a quarry. The parking, however, does not prevent enjoying the view of the Wild, with its wonderful views of the Mission Church and the Citgo Sign at Kenmore Square. In the evening light, the towers of Mission Church are a beautiful sight from this Urban Wild.

A black cherry tree dominates the grassy center, while red and gray birch crowd the jagged ledge along Pontiac Street. St. Michael's Church High School is a short walk through the Wild from the street.



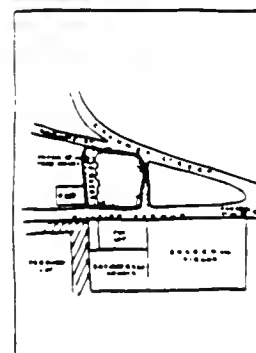
04 Judge Street

Location: 200 Hillside Street, opposite McLaughlin playground tot lot. Corner Harleston Street

0.4 acres

Owner: private

Judge Street is a paper street that connects Hillside Avenue with Quois Street at 200 Hillside Street. It is a gently sloping patch of over-land thickly overgrown with ailanthus, black locust and crab apple trees on the edge.



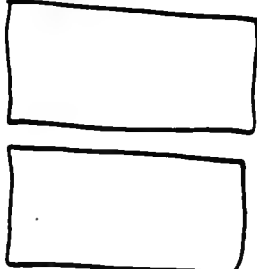
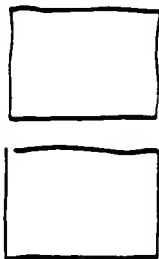
HARVARD QUARRY

ST. ALPHONSUS STREET

TREMONT STREET

COMMERCIAL BUILDING

ALLEGHENY STREET DIRT PATH

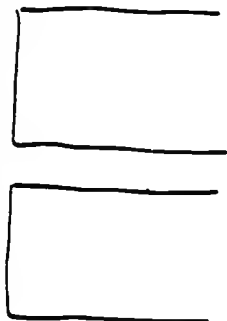


TREMONT STREET

PONTIAC STREET

ALLEGHENY II - WILD

MISSION CHURCH

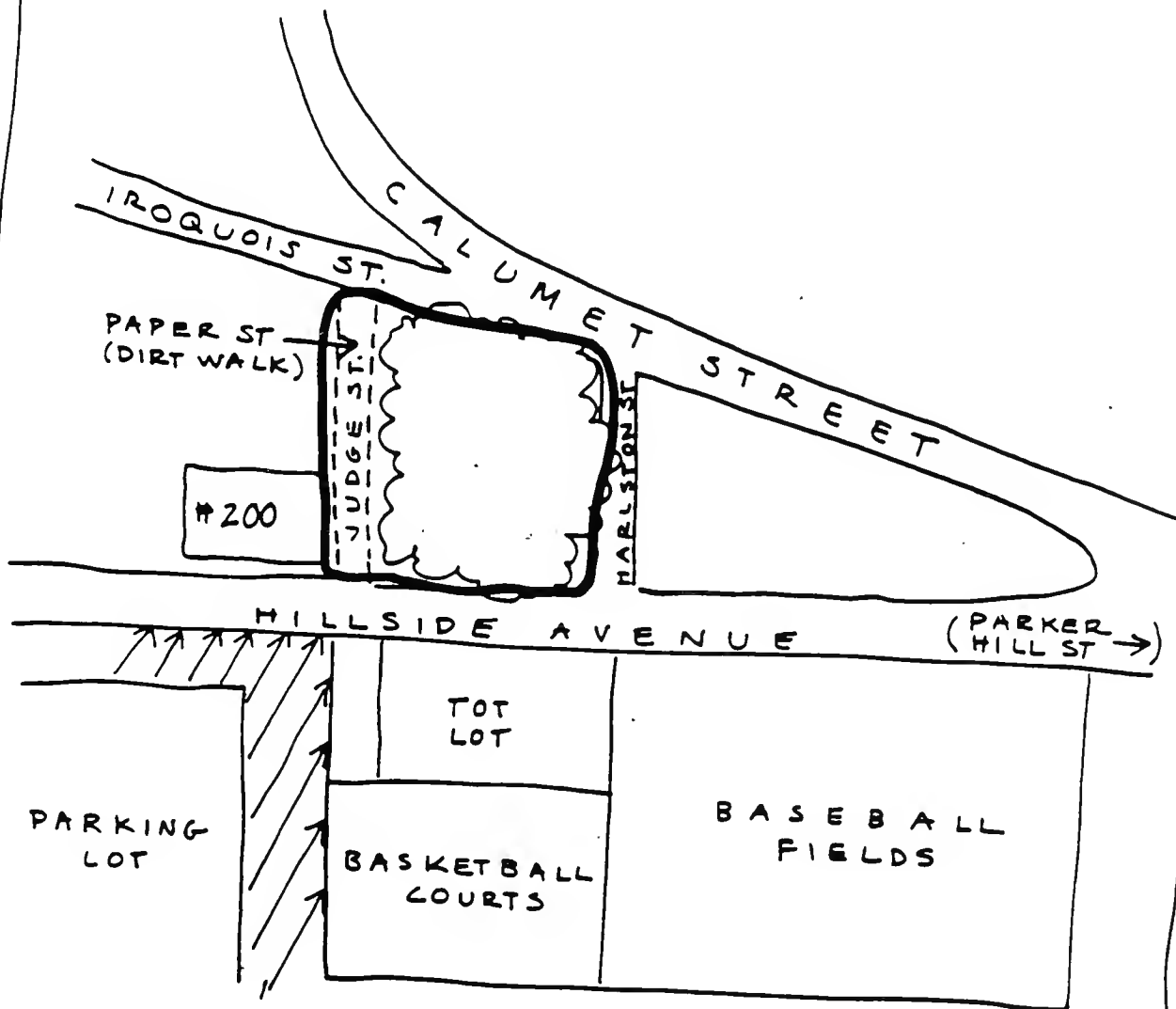


HILLSIDE STREET

HILLSIDE STREET

R. Heath August, 1989

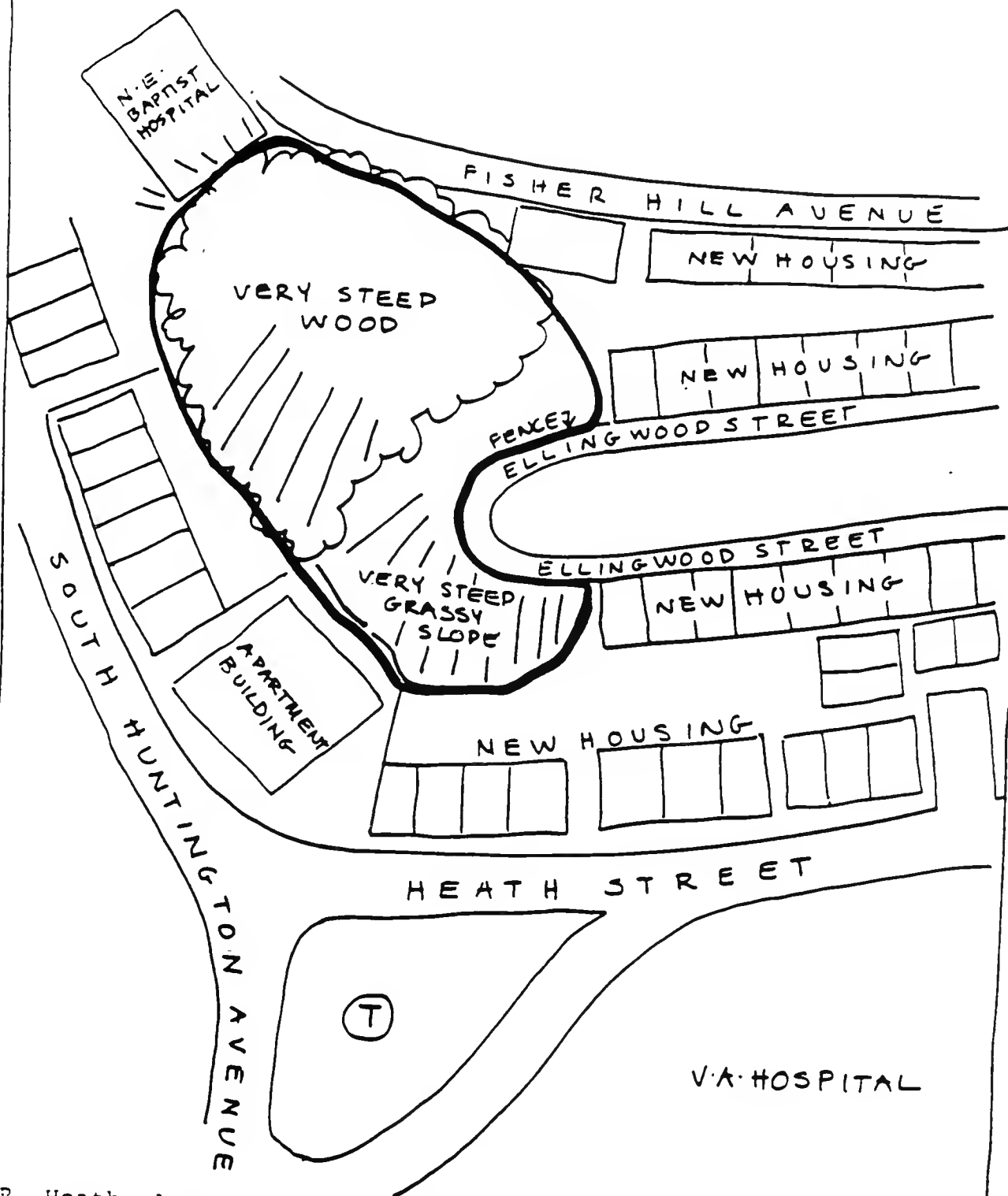
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R. Heath August, 1989

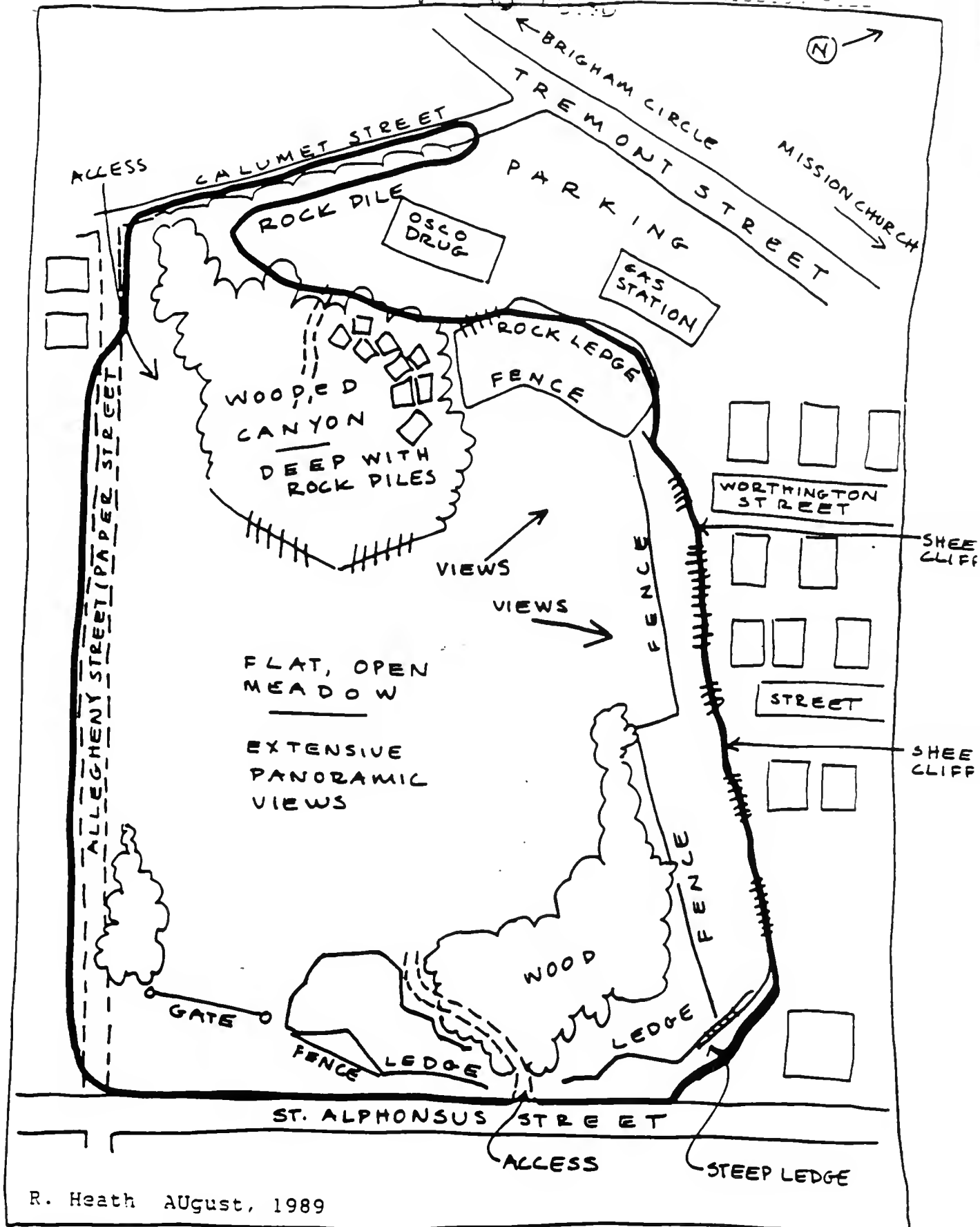
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CONSERVATION RESTRICTION
(Difficult Access)



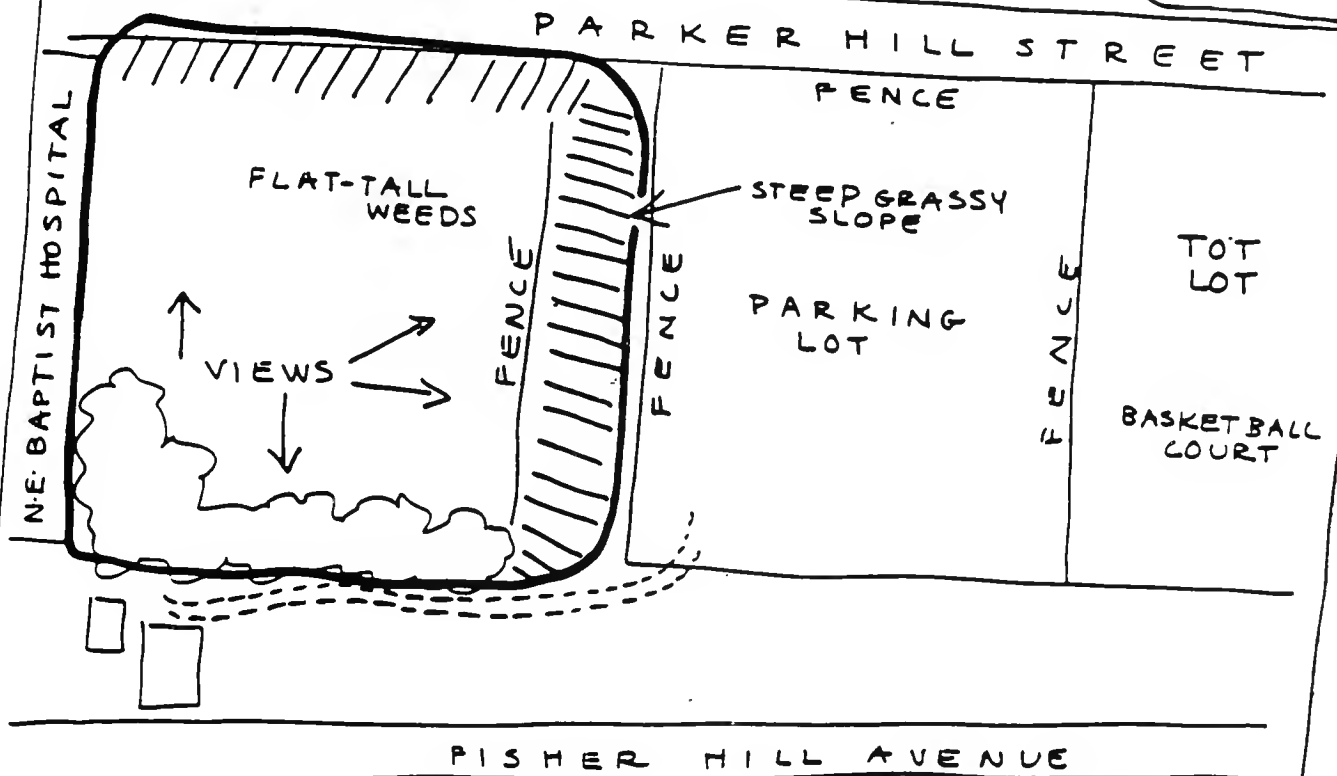
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09-04
JUDGE
STREET



R. Heath AUGUST, 1989

(Schematic: Not To Scale)

MISSION HILL IPOD

OPEN SPACE GOALS/OBJECTIVES

I. Open Space Needs

- o Identify open spaces resources: parks, playgrounds, natural areas, gardens.
- o Evaluate need for additional open space areas and natural resources which need to be protected.
- Work with the Parks and Recreation Department's Open Space assessment Plan to identify need for and locate new sites for tot lots, community gardens, and other open spaces resources.
- Prepare a plan which integrates existing open spaces into a coherent system of parks, playgrounds, pathways and natural areas.

II. Existing Public Open Space (Parks, Playgrounds, Gardens)

- o Conserve and protect existing open space.
- o Maintain open space areas.

- Create partnerships with neighborhood institutions, businesses and organizations.

III. Existing Private Open Spaces

- o Identify opportunities for acquiring, developing and protecting private open spaces which meet needs of open space plan.
- o Prepare a strategy for public ownership or protection of important private open spaces.
 - Identify parcels to be zoned Conservation Protection Subdistricts.
 - Work with property owners on a lot clean-up program.

IV. Pedestrian Connections

- o Strengthen pedestrian connections throughout the neighborhood by creating a safe pedestrian system that acknowledges current routes.
- o Identify existing pedestrian connections which provide access to the LMA, the riverway and major transit connections along the Green and Orange Lines.

- Work with public and private property owners to secure rights-of-way including across discontinued streets.
- o Plan new zoning and future developments so as to maintain pedestrian rights-of-way.
- Identify zoning strategies to preserve important pathways.

V. Urban Beautification

- o Design gateways into the neighborhood that will foster security as well as identify and beautify the neighborhood.
- Prepare an urban design plan.
- o Strengthen the neighborhood edges by creating buffer zones and improving the streetscape along the boulevards.
- Adopt buffering standards in new zoning.
- Prepare streetscape plan for major boulevards.

TEXT AMENDMENT NO. 102
THE COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
IN ZONING COMMISSION

EFFECTIVE
March 8, 1988⁺

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice and hearing does hereby amend the Boston Zoning Code as follows:

1. By inserting, at the end of the second paragraph of Section 3-1, respecting the division of the city into districts, as amended by Text Amendment No. 101, the following sentence:

The open space district may be divided into open space subdistricts in accordance with the provisions of Article 33.

2. By inserting in Section 3-1, as amended by Text Amendment No. 101, below the subheading "(d) Open Space Districts" the following subdistrict designations:

OS-A	Air-Right
OS-CM	Cemetery
OS-G	Community Garden
OS-P	Parkland
OS-RC	Recreation
OS-SL	Shoreland
OS-UP	Urban Plaza
OS-UW	Urban Wild
OS-WA	Waterfront Access Area

3. By inserting after Article 32 the following article:

ARTICLE 33

OPEN SPACE SUBDISTRICTS

SECTION 33-1. Preamble. This article supplements the creation of an open space district (OS) designation, which under Text Amendment No. 101 can be given to public lands or, with the written consent of the owner, to private property. The open space district and nine open space subdistricts, taken together, present a comprehensive means for protecting and conserving open spaces through land use regulations. The open space (OS) designation and an open space subdistrict designation can be used in conjunction with

⁺ Date of public notice: July 11, 1987 (see St. 1956, c. 665, s. 5).

each other, thus establishing for the land so designated the particular restrictions of one of the subdistricts: community garden, parkland, recreation, shoreland, urban wild, waterfront access area, cemetery, urban plaza, or air-right. Land can be given the OS designation, however, without the simultaneous designation of a particular subdistrict, such as "park" or "garden", where the desired subdistrict designation is yet to be determined. This system instills flexibility into the regulation of open space.

SECTION 33-2. Statement of Purpose. The purposes of this article are to encourage the preservation of open space for community gardens, parkland, recreation, shoreland, urban wild, waterfront access area, cemetery, and urban plaza purposes; to enhance the quality of life of the city's residents by permanently protecting its open space resources; to distinguish different open space areas in order to provide for uses appropriate to each open space site on the basis of topography, water, flood plain, scenic value, forest cover, urban edge, or unusual geologic features; to prevent the loss of open space to commercial development; to restore Boston's conservation heritage of Olmsted parks; to coordinate state, regional, and local open space plans; to provide and encourage buffer zones between incompatible land uses and mitigate the effects of noise and air pollution; to promote and maintain the visual identity of separate and distinct districts; to enhance the appearance of neighborhoods through preservation of natural green spaces; and to ensure the provision of adequate natural light and air quality by protecting the supply of vegetation and open space throughout Boston.

SECTION 33-3. Definitions. For the purposes of this article only, the following words and phrases, when capitalized, shall have the meanings indicated.

1. "Applicant" shall mean any person or entity having a legal or equitable interest in a Proposed Project subject to the provisions of this article, or the authorized agent of any such person or entity.
2. "Planning and Zoning Advisory Committee" shall mean any neighborhood-based committee appointed by the Mayor to render advice to neighborhood residents, the Mayor, city departments, and the Boston Redevelopment Authority regarding land use planning and zoning issues.
3. "Neighborhood Council" shall mean any neighborhood-based council established by the Mayor to render advice to neighborhood residents, the Mayor, city departments, and the Boston Redevelopment Authority regarding any municipal issues of neighborhood concern.
4. "Proposed Project" shall mean the erection, extension, or demolition of any structure or part thereof, or the change of use of any structure or land, for which the Applicant is required to obtain a building or use permit.
5. "Public Agency" shall mean the Commonwealth or one or more political subdivision(s) of the Commonwealth, or a department, agency, board, commission, authority, or other instrumentality of the Commonwealth, or of one or more political subdivision(s) of the Commonwealth, or the United States.

6. "Transit Corridor" shall mean any interstate, state, or local highway or rail line which lies below the grade level of abutting parcels of land, not including abutting transit corridors which lie below grade level.
7. "Vacant Public Land" shall mean any land owned by a Public Agency that is not in use for an essential public purpose.

SECTION 33-4. Petitioning for Open Space Subdistricts. Any property owner, or property owner representing a Planning and Zoning Advisory Committee or Neighborhood Council, or the Boston Redevelopment Authority, or the Boston Conservation Commission may petition the Zoning Commission to establish or to substantially change the use of an open space subdistrict within an open space (OS) district.

SECTION 33-5. Establishment of Open Space Subdistrict Categories. The nine categories of open space subdistricts established in Section 3-1 are: (a) OS-G, Community Garden; (b) OS-P, Parkland; (c) OS-RC, Recreation; (d) OS-UW, Urban Wild; (e) OS-SL, Shoreland; (f) OS-WA, Waterfront Access Area; (g) OS-CM, Cemetery; (h) OS-UP, Urban Plaza; and (i) OS-A, Air-Right.

SECTION 33-6. Land Eligible for Open Space Subdistrict Designation. Open space subdistricts may be established by the Zoning Commission only on land within an OS zoning district. An open space subdistrict designation imposes land use restrictions, as provided for in Sections 33-8, 33-9, 33-10, 33-11, 33-12, 33-13, 33-14, 33-15, and 33-16, which augment the basic use restrictions pertaining to OS districts (see Section 8-7). An open space subdistrict may be established on any land contained within one or more open space districts, provided that such land is: (a) owned by a Public Agency including but not limited to the City of Boston, the Boston Conservation Commission, the Boston Parks and Recreation Department, the Boston Redevelopment Authority, the Boston School Department, the Massachusetts Department of Environmental Quality Engineering, the Massachusetts Port Authority, the Metropolitan District Commission, the Boston Public Facilities Department, the Boston Real Property Department, or the Boston Water and Sewer Commission; or (b) owned by a private person, entity, or conservation trust, such as the Boston Natural Areas Fund, which consents in writing to the establishment of an open space subdistrict on such land.

SECTION 33-7. Minimum Area of Open Space Subdistricts. There shall be no minimum land area requirement for an open space subdistrict.

SECTION 33-8. Community Garden Open Space Subdistricts. Community Garden open space (OS-G) subdistricts shall consist of land appropriate for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity; such land may include Vacant Public Land.

SECTION 33-9. Parkland Open Space Subdistricts. Parkland open space (OS-P) subdistricts shall consist of land appropriate for and limited to passive recreational uses, including walkways, picnic areas, and sitting areas; such land may include Vacant Public Land. No building or structure which exceeds six hundred square feet in land area shall be erected within a

Parkland subdistrict, and any structure in such subdistrict is subject to the provisions of Use Item No. 27A of Section 8-7; provided, the Boston Parks and Recreation Department, the Metropolitan District Commission, or the National Park Service may erect in parks that are now or hereafter may be under their control, except the Boston Common, Public Garden, and public squares, structures for the shelter and refreshment of persons frequenting such parks and for other park purposes, of such materials and in such places as in the opinion of the Commissioner of the Boston Fire Department do not endanger buildings or structures beyond the limits of the park.

SECTION 33-10. Recreation Open Space Subdistricts. Recreation open space subdistricts (OS-RC) shall consist of land appropriate for and limited to active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof, where such uses are administered by the Boston Parks and Recreation Department, the Metropolitan District Commission, or any nonprofit organization established for the purposes of carrying out the land uses allowed in this article; such land may include Vacant Public Land.

SECTION 33-11. Shoreland Open Space Subdistricts. Shoreland open space (OS-SL) subdistricts shall consist of land appropriate for and limited to that which borders on tidewater or the ocean, including land over which the tide ebbs and flows, or any bank, marsh, beach, dune, swamp, salt meadow, tidal flat, or other low land subject to tidal action or coastal storm flowage. Any Proposed Project in a Shoreland subdistrict shall be limited to the following uses: (a) water-based recreational facilities such as swimming beaches, fishing piers, facilities accessory to the operation of a boating program open to the public, and launching ramps and transient dockage for recreational boats; (b) parks, walkways, children's play areas, or other open spaces for public enjoyment of the waterfront; and (c) facilities or services related to waterborne passenger transportation in excursion boats, ferries, cruise ships, water-taxis, or other similar types of vessels.

SECTION 33-12. Urban Wild Open Space Subdistricts. Urban Wild open space (OS-UW) subdistricts shall consist of land not in the city's park system which includes undeveloped hills, rock outcroppings, quarries, woodlands, meadows, scenic views, inland waters, freshwater wetlands, flood plains, wildlife habitat, or any estuary, creek, river, stream, pond, or lake, or any land under said waters. Urban Wild open space subdistricts shall be limited to conservation and passive recreational uses. Unpaved walkways are allowed in Urban Wild subdistricts.

SECTION 33-13. Waterfront Access Area Open Space Subdistricts. Waterfront Access Area open space (OS-WA) subdistricts shall consist of land which abuts or lies under the waters of the Commonwealth within the jurisdiction of the city. Any Proposed Project in a Waterfront Access Area subdistrict shall be limited to the following uses: (a) water-based recreational facilities such as swimming beaches, fishing piers, facilities accessory to the operation of a boating program open to the public, and launching ramps and transient dockage for recreational boats; (b) parks, walkways, children's play areas, or other open spaces for public enjoyment of the waterfront; and (c) facilities or services related to waterborne passenger transportation in

excursion boats, ferries, cruise ships, water-taxis, or other similar types of vessels. Such facilities are subject to the provisions of Use Item No. 27A of Section 8-7.

SECTION 33-14. Cemetery Open Space Subdistricts. Cemetery open space (OS-CM) subdistricts shall be comprised of land appropriate for and limited to the purposes of interment.

SECTION 33-15. Urban Plaza Open Space Subdistricts. Urban Plaza open space (OS-UP) subdistricts shall consist of land appropriate for and limited to passive recreational uses; Urban Plaza subdistricts shall be directly accessible to the public from an adjoining street and may be furnished with benches, chairs, or other seating facilities and contain works of art, plantings, and other features.

SECTION 33-16. Air-Right Open Space Subdistricts. Air-Right open space (OS-A) subdistricts shall consist of land used as Transit Corridors owned by a Public Agency; Air-Right open space subdistrict regulations shall apply only to the development of spaces over such Transit Corridors.

1. No Proposed Project which is not necessary for the operation and maintenance of the Transit Corridor shall be permitted in an Air-Right open space subdistrict unless: (a) the Proposed Project preserves an area of open space equal to at least fifty percent (50%) of the site area of the Proposed Project, provided that such open space is exclusive of land that is paved for parking or loading or used for parking or loading; and (b) the Proposed Project provides open space which has landscaping features and a shape, dimension, character, and location suitable to assure its use for park, recreation, conservation, or garden purposes. The Public Agency or Applicant shall provide an open space plan which demonstrates compliance with the requirements of this paragraph; such plan shall be subject to the approval of the Boston Conservation Commission.
2. The Boston Conservation Commission shall base its approval of the open space plan required in paragraph 1 above on the Public Agency's provision of a perpetual conservation restriction of the type described in General Laws, Chapter 184, Section 31, as amended, which restriction shall run to or be enforceable by the city and recorded in respect to such open space. Such restriction shall provide that the open space shall be retained in perpetuity for one or more of the following purposes: conservation, garden, recreation, parkland, or any other purpose allowed pursuant to this article. Such restriction shall be in such form and substance as the Boston Conservation Commission prescribes and may contain such additional restrictions on development and use of the open space as the Boston Conservation Commission may deem appropriate pursuant to an agreement executed between the Boston Conservation Commission and the Public Agency.

SECTION 33-17. Direct Designation of Open Space Districts. Notwithstanding any other provision of this article, the Zoning Commission finds the following areas are in compliance with the provisions of this article, and hereby designates the following areas as open space (OS) districts in their present uses.

<u>Name of Park</u>	<u>Address/Location</u>
<u>Government Center</u>	
Cardinal Cushing Park James M. Curley Memorial Plaza	Cambridge Street/New Chardon Street 119-133 Hanover/16-64 Union Street
<u>Waterfront</u>	
Christopher Columbus Park Rose Kennedy Garden	115-157 Atlantic Avenue 115-157 Atlantic Avenue
<u>South Cove</u>	
Tai Tung Park Elliott Norton Park	116 Tyler Street/Tai Tung 301-317 Tremont Street, Charles Street South
<u>South End</u>	
Peter's Park	Shawmut Avenue/Briggs Street/Bradford Street/ Wilkes Street/Washington Street
Watson Park	12-14 Taylor Street
James Hayes Park	167 West Canton Street/158 Warren Avenue
Titus Sparrow Park	176-224 West Newton Street
David L. Ramsay Park (former Derby Park)	3 Ball Street/622 Shawmut Avenue/1901-1903 Washington Street, 1 Worcester Place
St. Helena's Park	95-99 Union Park Street
<u>Fenway</u>	
Morville Community Park	Norway Street/48-58 Edgerly Road/ Burbank Street
<u>Roxbury</u>	
Madison Park High School Track and Field	Cabot Street/Ruggles Street/Dewitt Street
Jeep Jones Park	New Dudley Street/King Street/Roxbury Street
Malcolm X Park (formerly Washington Park)	2700 Washington Street/Dale Street/Paulding Street/Martin Luther King, Jr., Boulevard
<u>Charlestown</u>	
Shipyard Park	Charlestown Navy Yard

SECTION 33-18. Severability. The provisions of this article are severable, and if any such provision or provisions shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this article.

Richard B. Fowler

Chairman

Robert H. Mann

Vice Chairman

Joseph W. Joyce

John E. D. Carr

James P. McElroy

Robert Forden

FOCA

Edward J. D'Agostino

In Zoning Commission

Adopted January 12, 1988

Attest: Marguerite Helen Grand
Secretary

Mayor, City of Boston

Date: _____

The foregoing amendment was presented to the Mayor on February 19, 1988, and was not returned by him with objections thereto in writing within fifteen days thereafter. The foregoing amendment, therefore, became effective on March 8, 1988, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: Marguerite Helen Grand
Secretary





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